

# Offices To Let Rivergate House

Rivergate, Irvine, KA12 8EH



- Offices To Let
- Potential for alternative uses
- Flexible Terms
- Disabled accessible
- Open Views
- On site car parking for £1 per day

**132 sq ft (12.3 sq m) to 6,488 sq ft (602.8 sq m)**

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## Location

Rivergate House is a self contained office attached to Rivergate Shopping Centre benefitting from ease of access, on site car parking, excellent public transport links, great on site shopping and amenities. The offices face broadly east and west overlooking Bridgegate and the Trinity Church to the east and over the shopping centre out to Irvine Bay to the west.

Existing occupiers are North Ayrshire Council and the Scottish Children's Reporter Administration.

These offices provide a good opportunity to access the good footfall of the shopping centre.

## Description

The available offices in Rivergate House are within the 2nd floor and part 3rd floor and benefit from disabled access with a disabled toilet located on the 2nd floor. There is lift access to all floors.

The second floor has a mixture of room sizes formed either side of a central corridor running the length of the floorplate. The accommodation on the third floor occupies the west side and benefits from views over Irvine Bay.

- Mixture of open plan and cellular offices
- Rooms can be let individually or combined
- Large windows providing excellent natural light
- Gas central heating
- Potential to refurbish
- Disabled access

## Accommodation

**2nd Floor 132 Sq Ft (12.26 Sq M) to 4,637 Sq Ft (430.80 Sq M)**

**3rd Floor 155 Sq Ft (14.42 Sq M) to 1851 Sq Ft (172 Sq M)**

Car parking is available within the shopping centre car park for £1 per day or permits can be granted.

## Energy Performance Certificate

The premises are rated 'F'. A copy of the certificate and recommendation report can be made available.

## Lease Terms/Rent

The offices are available on flexible terms for a period to be agreed. The rent will depend on how much space is taken and the specification required.

## Service Charge

A service charge will be applicable and averages at under £2 per sq ft. Savills are the Managing Agents.

## Local Authority Rates

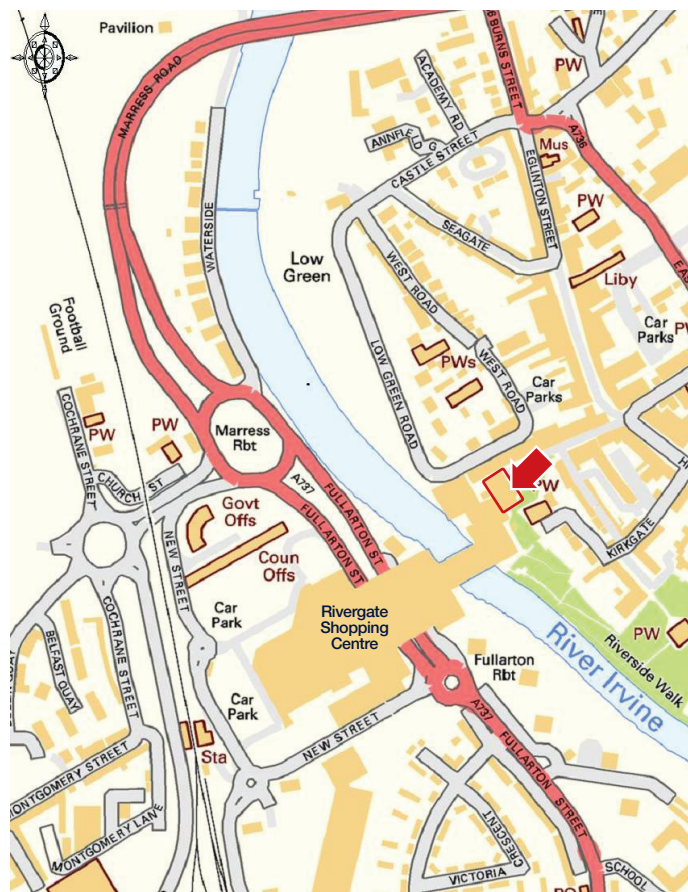
The rates will require to be reassessed upon entry. The offices have been valued by the Assessor at £77 per sq m. For 2015/2016 the poundage rate has been set at 48p and the supplement for properties with a rateable value greater than £35,000 has been set at 1.3p.

## Important Notice

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Many of the offices could fall under the Small Business Bonus Scheme and if not may benefit from Fresh Start Relief.

<http://www.north-ayrshire.gov.uk/business/business-rates/business-rates-relief.aspx>

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for Stamp Duty Land Tax and Registration Fees as applicable.

## VAT

All rents, prices etc quoted are exclusive of VAT which is payable at the prevailing rate.

## Viewing

For further information or to arrange a viewing please contact the sole letting agent:-

**Jacqui Morton**

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**savills**