

## 1 STEADMAN PLACE, IRVINE, KA11 5DN



#### LOCATION

Riverside Business Park is situated to the east of Irvine town centre and comprises a low density, high amenity park with immediate access to the A71 Irvine-Kilmarnock dual carriageway with links up with the A77/M77

Irvine has a resident population of around 33,700 and has a wide range of services and facilities available within the town centre. It is the main shopping and administrative centre for the North Ayrshire Council area.

#### THE PROPERTY

An excellent modern open plan office with double-glazed windows overlooking 3 sides of the main facility. The first floor shares a common entrance/reception with the ground floor premises and is served by a very attractive reception area incorporating an open tread stairwell leading to the offices and canteen at first floor level. Toilets are on the ground floor.

Car parking is available to the front of the property.

#### **RATING ASSESSMENT**

The subjects are not yet entered in the Valuation Roll as a separate entry. Enquiries should be made to the Ayrshire Valuation Joint Board.

#### **ENERGY PERFORMANCE CERTIFICATE**

A copy of the EPC is available upon request.

#### **LEASE TERMS**

Our clients are seeking a minimum 3 year lease on full repairing and insuring terms.

#### RENT

Rental offers over £30,000 per annum are invited.

#### SERVICE CHARGE

A pro rata share of the cost of maintaining the common parts will be met by the incoming tenants.

#### COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

#### **VALUE ADDED TAX**

All prices, rents and premiums, where quoted, are exclusive of VAT

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

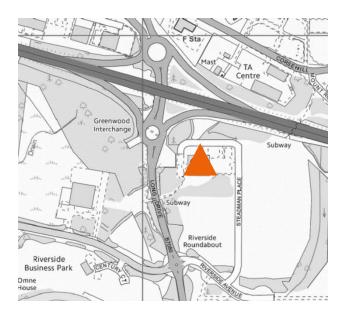
#### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

1 STEADMAN PLACE, IRV
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ACCOMMODATION	SqM	SqFt
TOTAL	574	6,178

The above area has been calculated on a net internal area basis.



### For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987 Kevin N Bell BSc MRICS <u>kevin.bell@shepherd.co.uk</u> Arlene Wallace <u>a.wallace@shepherd.co.uk</u>

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MARCH 2020