

MODERN FIRST FLOOR OFFICE

- > GOOD QUALITY OFFICE PREMISES
- > MAINLY OPEN PLAN LAYOUT
- > WITHIN MODERN PURPOSE BUILT LIGHT INDUSTRIAL PREMISES
- > AMPLE PRIVATE PARKING AT FRONT
- > 574 SQ. .M. (6,174 SQ. FT.)
- > OFFERS OVER £30,000 P.A.

TO LET

1 STEADMAN PLACE, IRVINE, KA11 5DN

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
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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 26th 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, IRVINE

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

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2020**

