

TO LET - OFFICE

# CENTURY COURT

Riverside Way, Riverside Business Park, Irvine, KA11 5DP



## Key Highlights

- 4,255 sq ft
- Ample car parking
- Ability to sub-divide
- 1st Floor Office suite extending to approximately 4,255 sq.ft. (395.30 sq.m)
- Secure communal entrance

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## Location

The property is located off Riverside Way which lies just off the A71 east of the town of Irvine. Riverside Way and the surrounding areas is a combination of both office and industrial units.

Irvine is located approximately 31 miles to the south-west of Glasgow's City Centre. The M77 which leads directly to the centre of Glasgow is within easy reach of the premises via the A71 and A77 roads. In addition, Irvine Train Station is located within 2.5 miles of the premises.

## Description

The subjects comprise of two first floor office suites which are interconnected with one another. The building is of brick construction.

Internally, the property is accessed via a secure communal entrance and comprises a mixture of open-plan and cellular offices. There are carpet tiles throughout with painted plasterboard walls and suspended ceilings with CAT2 lighting as well as fluorescent down lighters. The suite benefits from its own tea prep/break out area as well as gas central heating, double glazed windows and an alarm.

There are both male and female toilets located on the landing of the suite.

Externally, the building benefits from 31 parking spaces as well as 2 disabled bays providing adequate parking for an ingoing occupier.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
1st	4,255	395.30	Available
<b>Total</b>	<b>4,255</b>	<b>395.30</b>	

## Specification

- Secure communal entrance
- Suspended ceilings with CAT2 lighting as well as fluorescent down lighters.
- Dedicated tea prep/break out area
- Gas central heating
- Double glazed windows
- Security alarm

## Contact

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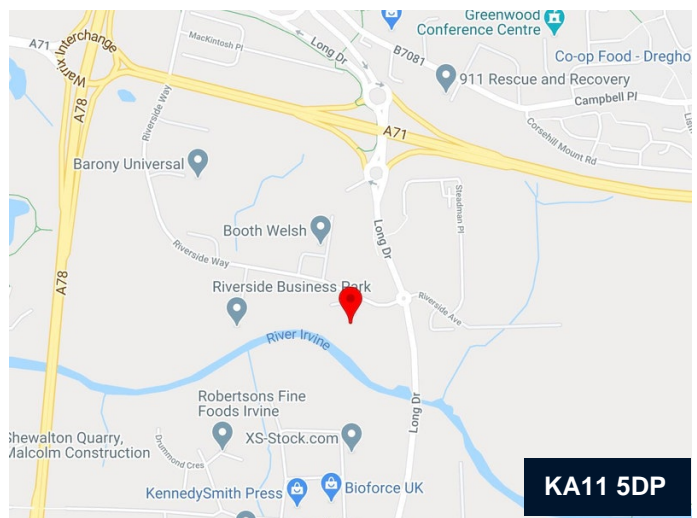
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