



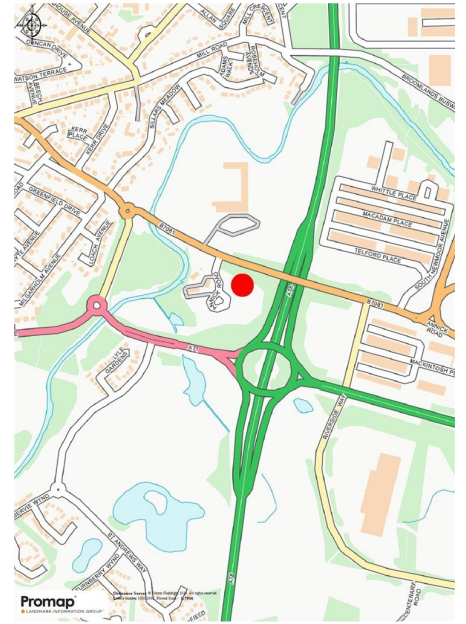
Block 7, Annickbank Innovation Campus, Annick Road, Irvine, KA11 4LF

- New build business park accommodation
- Dedicated car parking
- Energy Rating 'A'
- Full DDA compliance
- Potential for alternative uses (subject to obtaining necessary consents)
- 1,285.89 sq m (13,841 sq ft)

Ground and first floor accommodation contained within a detached two storey pavilion of brick and block construction beneath pitched roofs clad in profile metal cladding. There is a large landscaped dedicated surfaced car park comprising of approximately 45 spaces adjoining the building.

Annickbank Innovation Campus provides master planned modern flexible efficient accommodation. The building has been constructed to allow flexibility for the user and can cater to variety of office or industrial uses.

A service charge will be payable.



LOCATION

Irvine, one of Scotland's New Towns, is located in the North Ayrshire Council area and has a resident population of approximately 33,740 persons. Irvine is located approximately six miles west of Kilmarnock via the A71, 14 miles north of Ayr, 20 miles south-east of Largs, and 28 miles south-west of Glasgow via the A736. Irvine is approximately eight miles north of Prestwick International Airport and 24 miles south-west of Glasgow International Airport.

The premises are situated to the east of the Annick Water. Annickbank Innovation Campus is situated on Annick Road, north west of the A78/A71 Warrix Interchange and comprises part of i3 Irvine Innovation and Industry.

SIZE

Floor	Sq Ft	Sq M
Ground	6,898	640.81
First	6,943	645.08
Total	13,841	1,285.89

RENT

Offers over £90,000 per annum are invited.

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £123,000. The current Uniform Business Rate for the financial year 2025/2026 is 52.4p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Office/Industrial.

VAT

The quoted rental is exclusive of VAT. VAT is not payable upon the rent and any other charges.

LEGAL COSTS

Each party will be responsible for meeting their own reasonable legal costs incurred in the granting of the new lease.

EPC

Certificate available on request.

Instructions on behalf of North Ayrshire Council

To arrange a viewing contact:



Fraser Lang

Fraser.Lang@g-s.co.uk

07803 896 978



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IMPORTANT NOTICE

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6. Date of Publication: October 2025

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