



TO LET

FIRST FLOOR OFFICE PREMISES

FIRST FLOOR OFFICE SUITE

8 OFFICES, LADIES AND GENTS TOILETS

POPULAR INDUSTRIAL ESTATE LOCATION

ADJACENT PARKING FACILITIES

182.8 SQ. M. (1,968 SQ. FT.)

OFFERS OVER £9,500 P.A.



WHAT 3 WORDS

7 KYLE ROAD, IRVINE, KA12 8JF

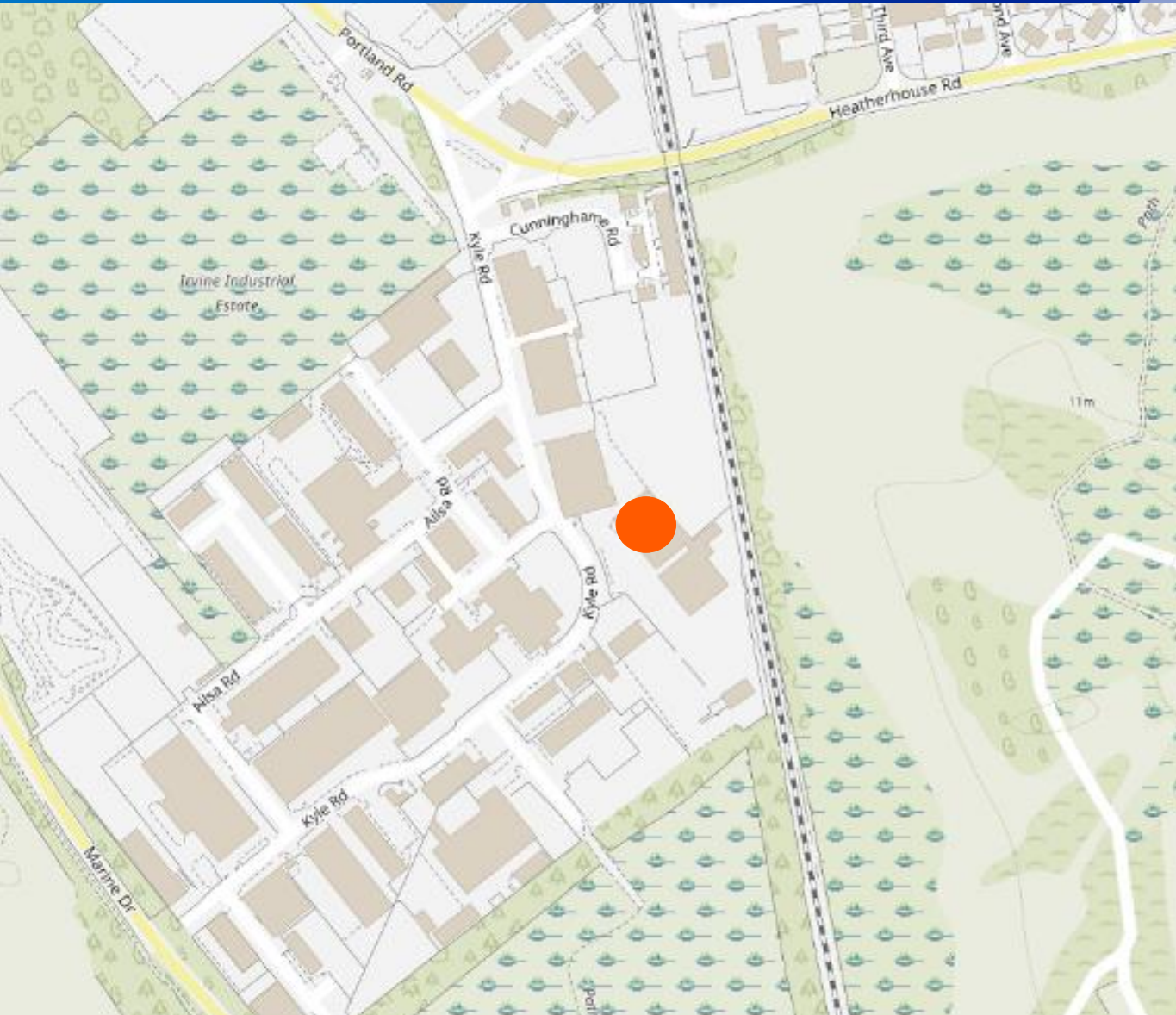
CONTACT: Liam G Loudon BA (Hons) MSc MRICS | liam.loudon@shepherd.co.uk | 01292 267987 | shepherd.co.uk





Location and Description

7 KYLE ROAD, IRVINE



Location

The property overlooks Kyle Road one of the principal access roads into Irvine Industrial Estate on the southern outskirts of the town.

Irvine is the principal town within the North Ayrshire Council area having a resident population of around 33,200.

The Property

First floor office comprising 3 large open plan rooms, 5 smaller offices with access to ladies and gents toilets. The offices are finished to a modern standard internally and were originally the administration centre for the factory at the rear of which they once formed part.

The internal accommodation comprises the following:

- > 3 large open plan rooms
- > 5 smaller offices
- > Ladies/Gents toilet facilities

Accommodation

	m ²	ft ²
TOTAL	182.8	1,968

The above areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



FIND ON GOOGLE MAPS



Rent

Rental offers over **£9,500 per annum** are invited.

Lease Terms

The property is available on a new full repairing and insuring lease of negotiable length.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £10,900

Partial rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

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.

Legal 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.

Get in Touch

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



Liam G Loudon BA (Hons) MSc MRICS
Liam.loudon@shepherd.co.uk



Arlene Wallace
a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors
22 Miller Road, Ayr, KA7 2AY
t: **01292 267987 Option 2**



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.

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