

TO LET – Office Suite

Century Court, Riverside Way

Irvine, KA11 5DJ



Key Highlights

- 1st Floor Office suite extending to approximately 3,522 sq.ft. (327.18 sq.m)
- Ample car parking
- Secure communal entrance
- Ability to sub-divide

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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.

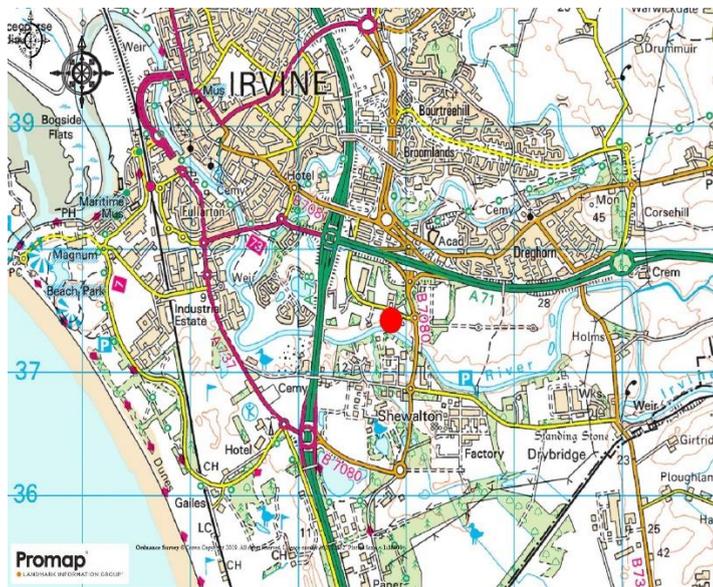
Description

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

In accordance with the RICS Property Measurement Standards, we calculate the net internal area of the subjects to be:

FLOOR	SQ FT	SQ M
1 st Floor Suite	3,522	327.18

Rateable Value

The ingoing tenant will be responsible for the payment of local authority rates in the usual manner. We understand the subjects are currently entered into the current valuation rolls as:

1st Floor Century Court - £31,250 (April 2017)

Energy Performance

An EPC is available on request.

Lease Terms

Terms on Application.

Legal Costs

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT, registration dues and VAT applicable.

Viewing & Further Information

Strictly by prior arrangement with the sole letting agents. Contact the sole advisers:

Contact

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Designed and Produced by Savills | July 2019

