



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

- New build offices with dedicated car parking
- Fully accessible / Equality Act compliant
- Enterprise Area status including potential for rates relief
- 186.04 - 372.08 sq m (2,003 - 4,006 sq ft)

Annickbank Innovation Campus provides modern flexible office space which can accommodate bespoke office fitout requirements, staff welfare and WC facilities within fully flexible self-contained floor plates. The proposed building has been designed to allow flexibility and therefore can potentially be sub-divided on a floor-by-floor basis to suit specific requirements.

The subjects will comprise a new build office development contained within a detached two-storey office pavilion of steel frame and timber infill construction, with zinc cladding, facing brick walls and a standing seam roof.

A dedicated surfaced car park will serve the building, comprising ten car parking spaces to include two EV charging spaces along with an accessible space. Access to the front and rear elevations will be via pedestrian double-glazed aluminium doorways.

The property will be Equality Act compliant with the installation of a passenger lift within the premises connecting the floors, along with accessible toilets on both floors, and access via a levelled entrance.

The building is intended to be low carbon and energy efficient with a sustainability target of Gold certification. The occupational running costs will be lower than that of many existing buildings as a result. The subjects will also benefit from on-site bike shelters and links to nearby active travel routes.



## LOCATION

Irvine is located in the North Ayrshire Council area and has a resident population of approximately 33,740 people. It is approximately:

- \* 6 miles west of Kilmarnock via the A71
- \* 14 miles north of Ayr via the A78
- \* 20 miles southeast of Largs via the A78
- \* 28 miles southwest of Glasgow via the A736

Glasgow Prestwick International Airport is approximately 8 miles south of Irvine and Glasgow International Airport 24 miles to the northeast.

The premises are situated to the east of the Annick Water within Annickbank Innovation Campus on Annick Road, northwest of the A78/A71 Warrix Interchange and forms part of i3 - Irvine's Enterprise Area.

## SIZE

Floor	Sq Ft	Sq M
Ground	2,003	186.04
First	2,003	186.04
<b>Total</b>	<b>4,006</b>	<b>372.08</b>

## RENT

Ground Floor: £23,000 per annum  
 First Floor: £23,000 per annum  
 Entire Building: £46,000 per annum

## TENURE

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

## RATES

To be assessed on completion. The current Uniform Business Rate for the financial year 2023/2024 is 52.4p per pound of Rateable Value excluding water and sewerage charges.

## USE CLASS

Office

## VAT

The rental quoted is exclusive of VAT. VAT will be payable upon 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

Available upon completion of the building.

## 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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