

# TO LET : MODERN TOWN CENTRE OFFICES

LANDEK HOUSE • 44-46 BANK STREET • IRVINE • KA12 0LP



- IDEALLY LOCATED WITHIN IRVINE TOWN CENTRE
- CLOSE TO PUBLIC TRANSPORT, PARKING AND FACILITIES
- EQUALITY COMPLIANT OFFICES FROM 13.84 SQ.M (149 SQ.FT)
- ON SITE CAR PARKING AVAILABLE
- 100% RATES RELIEF AVAILABLE
- COMPETITIVE INCLUSIVE RENTS WITH NO VAT

**DM HALL**  
CHARTERED SURVEYORS  
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## LOCATION

Bank Street is a main road within Irvine Town Centre and an established commercial locale with a variety of offices, retailers and leisure users nearby.

Irvine lies 30 miles south west of Glasgow and is the administrative centre for the North Ayrshire region, with a resident population of 34,000 and a regional catchment of 136,000 persons. The town lies at the convergence of the A78 and A71 road routes, which extend north to Largs (20 miles), south to Ayr (15 miles) and east to Kilmarnock (9 miles). Irvine train station, a 10 minute walk from the property, offers fast and regular service to Ayr and Glasgow.



## DESCRIPTION

'Landek House' is an established, modern office building close to the shops, parking and other facilities of Irvine Town Centre.

The building is contained over three floors with occupiers including Irvine Housing Association and One Call Direct, benefiting from:

- Secure door entry system
- Equality compliant with passenger lift
- Refurbished common areas, kitchen and meeting room
- Suspended ceilings with LED lighting
- New carpets and fresh wall finishes
- Suites available from 13.84 sq.m (149 sq.ft)
- On site car parking with one space per suite
- 100% rates relief on all available suites (October 2019)
- VAT free rents inclusive of service charge
- Occupational licenses with early entry and flexibility



ENTRANCE



LIFT AREA



SMALL OFFICE



LARGE OFFICE



## EPC

Available upon request.

## LEGAL COSTS

Each party is responsible for their own legal costs incurred.

## VIEWING & FURTHER INFORMATION:

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## AVAILABILITY OCTOBER 2019

Suite	Sq.m	Sq.ft	Rent
1/1	52.49	565	£600pm (£7,200pa)
2/1	13.84	149	£175pm (£2,100pa)
2/2	36.88	397	£425pm (£5,100pa)
2/3	91.23	982	£1,000pm (£12,000pa)
2/5	34.56	372	£400pm (£4,800pa)
2/6	33.44	360	£400pm (£4,800pa)
2/7	31.59	340	£400pm (£4,800pa)
2/8	34.65	373	£400pm (£4,800pa)

### IMPORTANT NOTE

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