

## FIRST FLOOR OFFICE PREMISES

- > FIRST FLOOR OFFICE SUITE
- > 8 OFFICES, LADIES & GENTS TOILETS
- > POPULAR INDUSTRIAL ESTATE LOCATION
- > ADJACENT PARKING FACILITIES
- > APPROX. 182.8 SQ. M. (1,968 SQ.FT.)

TO LET

**7 KYLE ROAD, IRVINE, KA12 8JF**

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## 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

## RATING ASSESSMENT

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

RV £11,800

100% 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.

## LEASE TERMS

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

## RENT

Rental offers over **£9,500 p.a.** are invited.

## 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.

## VALUE ADDED TAX

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.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.

7 KYLE ROAD, IRVINE

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>182.8</b>	<b>1,968</b>

The above area has been calculated on a net internal area basis.



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

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987  
Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

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