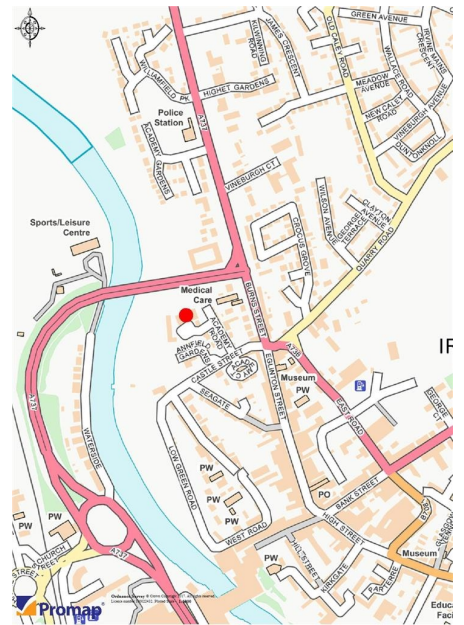




## Sovereign House, Academy Road, Irvine, KA12 8RL

- Fully refurbished independent office suites
- Prime town centre location with car parking facilities
- Full disabled access
- Potential for 100% Small Business Rates Relief
- Office suites from 26.20 - 626.89 sq m (282 - 6,748 sq ft)

The subjects comprise the former Irvine Royal Academy, a detached two storey building of traditional stone construction which has been converted to office premises. The property benefits from full disabled access via a passenger lift serving the first floor. Internally the subjects provide a number of office suites with communal facilities. The subjects have been refurbished to a high standard.



## LOCATION

Irvine one of Scotland's new towns has a resident population of approximately 33,698 persons (Census 2011). The town is situated approximately 8 miles west of Kilmarnock via the A71, 10 miles north of Ayr, 20 miles south east of Largs and 26 miles south west of Glasgow via the A736. Irvine is situated approximately 6 miles west of the A77/M77 Ayr to Glasgow motorway. Irvine is connected to both Glasgow Central and Ayr railway stations by direct rail link with a regular half hourly service.

The subject property is prominently situated to the west side of Academy Road overlooking the Maress Road dual carriageway.

## SIZE

Floor	Sq Ft	Sq M
Suite 2	1,336	124.11
Suite 4	1,404	130.43
Suite 5	480	44.59
Suite 5A	282	26.2
Suite 8	540	50.17
Suite 9	1,374	127.64
Suite 10	667	61.96
<b>Total</b>	<b>6,748</b>	<b>626.89</b>

## RENT

£8.00 Per Sq Ft

## SERVICE CHARGE

£4.00 Per Sq Ft

## TENURE

Leasehold - The subjects are available to let for a period of flexible or longer term duration on Full Repairing and Insuring terms with Service Charges capped on an annual basis.

## RATES

Individual rateable values available on request.

## USE CLASS

Office

## VAT

The rental quoted is exclusive of VAT. VAT is not currently payable upon the rent.

## LEGAL COSTS

Each party will be responsible for meeting their own legal costs incurred in the granting of the new lease.

## EPC

Certificates available on request.

## To arrange a viewing contact:



**Fraser Lang**

Fraser.Lang@g-s.co.uk

01563 528 000



**Sorcha Johnstone**

Sorcha.Johnstone@g-s.co.uk

01563 528 000

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

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