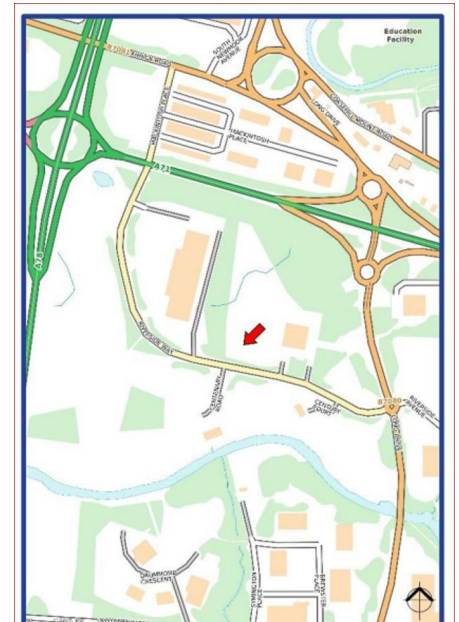




## 4A Riverside Way, I3 Riverside Business Park, Irvine, KA11 5DJ

- Due for completion August 2024
- New-build advanced industrial unit
- Designed with capability for future sub-division
- Minimum eaves height of 8.00 metres
- Dedicated rear service yard from a private access road
- Provision of infrastructure to facilitate future installation of sprinkler system tank, SUDs, substation and solar panels
- 38 dedicated car parking spaces, four accessible parking bays, four 7.2KV charging points and covered cycle and scooter storage
- Expansion possible by 50% maximum floor area and mezzanine expansion
- Gated access, intruder alarm and internal and external security lighting
- GIA 1,690 sq m (18,180 sq ft)



### LOCATION

Irvine, one of Scotland's New Towns, is located on the Ayrshire Coast, and has a resident population of approximately 33,698 persons (Census 2011). Irvine is the main retail centre for a wider catchment area for Girdle Toll, Dreghorn and Springside.

The premises are situated to the north of Riverside Way within the i3 Riverside Business Park, which is a master-planned and landscaped business park to the east of Irvine town centre and to the east of the A78/A71 Warrix Interchange.

### DESCRIPTION

The subjects comprise a new-build industrial development comprising a detached single-storey advanced industrial building of steel portal framed construction with outer walls and roof clad in insulated profile cladding.

Access to the front elevation is via pedestrian double-glazed aluminium type entrances from a dedicated surfaced car park. A rear service yard of concrete construction provides dedicated access to full height vehicle loading doors.

### SIZE

Floor	Sq Ft	Sq M
Ground	18,180	1,690

### RENT

Offers over £127,500 per annum are invited.

### TENURE

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

### RATES

The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

### USE CLASS

Industrial.

### VAT

The quoted rental is exclusive of VAT. VAT is payable upon the rent and any other charges.

### LEGAL COSTS

The tenant will be responsible for meeting both their own and the landlord's legal/estate costs incurred in connection with granting the new lease and any Land and Buildings Transaction Tax and registration dues.

### EPC

Certificate available on request.

### To arrange a viewing contact:



**Fraser Lang**

Fraser.Lang@g-s.co.uk

07803 896 978



**Daniel Bryson**

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07469 485 513

### Instructions on behalf of North Ayrshire Council

### 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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