



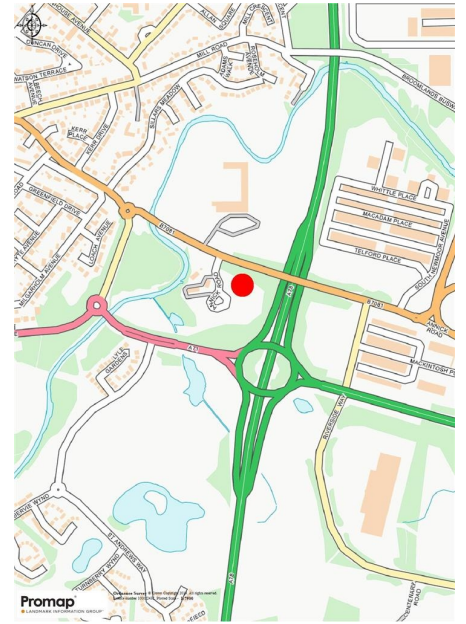
## Block 7, Annickbank Innovation Campus, Annick Road, Irvine, KA11 4LF

- New build offices with dedicated car parking
- Energy Rating 'A'
- Full DDA compliance
- Enterprise Area status including potential for rates relief
- Ground Floor: 6,898 sq ft
- First Floor: 6,943 sq ft total

Ground and first floor office accommodation contained within a detached two storey office pavilion of brick and block construction beneath pitched roofs clad in profile metal cladding. A large landscaped dedicated surfaced car park comprising of approximately 45 spaces adjoins the building.

Annickbank Innovation campus provides master planned modern flexible efficient accommodation. The building has been constructed to allow flexibility and therefore can accommodate sub-division. A Service Charge will be payable in addition.

i3 was confirmed as an Enterprise Area for life sciences by the Scottish Government. This designation currently brings benefits that include rates relief for life sciences companies and related industries.



## LOCATION

Irvine, one of Scotland's New Towns, is located in the North Ayrshire Council area and has a resident population of approximately 33,740 persons. Irvine is located approximately 6 miles west of Kilmarnock via the A71, 14 miles north of Ayr, 20 miles south-east of Largs, and 28 miles south-west of Glasgow via the A736. Irvine is approximately 8 miles north of Prestwick International Airport and 24 miles south-west of Glasgow International Airport.

The premises are situated to the east of the Annick Water. Annickbank Innovation Campus is situated on Annick Road, north west of the A78/A71 Warrix Interchange and comprises part of i3 Irvine Innovation and Industry.

## SIZE

Ground Floor: 6,898 sq ft  
First Floor: 6,943 sq ft  
Entire Building: 13,841 Sq Ft

## RENT

Ground Floor: £62,000 per annum  
First Floor: £62,000 per annum  
Entire Building: £117,000 per annum

## TENURE

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

## RATES

The current rateable value is £123,000. 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 on request.

## To arrange a viewing contact:



**Fraser Lang**  
Fraser.Lang@g-s.co.uk  
01563 528 000



**Sorcha Johnstone**  
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## 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
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