



Elliott House, Kilwinning Road, Irvine, KA12 8TG

- Flexible, open plan office accommodation
- Full DDA with lift access
- Extensive car parking
- 202.59 - 491.35 sq m (2,181 - 5,289 sq ft)

The subjects form part of a three-storey detached office building of concrete framed/blockwork construction which has been refurbished to a high standard within the common areas and is set within extensive landscaped grounds.

The subjects comprise open plan and cellular office accommodation on first floor level. The subject property occupies a prominent position with the added benefit of onsite car parking and landscaped grounds. The subjects benefit from full DDA compliance with common toilet facilities located within each floor.



LOCATION

Irvine, one of Scotland's New Towns, has a resident population of approximately 33,698 persons (Census 2011) with an established high-quality infrastructure, skilled workforce and transport links to Ayrshire and the Central Belt.

The subjects are situated within Tournament Park on the outskirts of Irvine and occupies a prominent position at the entrance, just off the main bus route of Kilwinning Road and adjacent to the A78 bypass.

SIZE

Floor	Sq Ft	Sq M
Suite 3A	2,181	202.59
Suite 4	5,289	491.35

RENT

On application.

TENURE

Leasehold. The premises are offered under a new lease.

RATES

Suite 3A – Rateable Value £20,000

Suite 4 – Rateable Value £37,700

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

Office

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT. VAT is currently payable upon the rent.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

Suite 3A – EPC rating 'B'.

Suite 4 – EPC rating 'D'.

Certificates available on request.

To arrange a viewing contact:



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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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