

**TO LET**  
**FLEXIBLE OFFICES**



**ELLIOT HOUSE**  
**TOURNAMENT PARK**  
**KILWINNING ROAD**  
**IRVINE**  
**KA12 8GG**

- Attractive woodland surroundings
- Flexible, DDA compliant offices
- Easy access on to the Irvine bypass
- Bespoke suites available from 128 – 488 sq.m (1378- 5,254 sq.ft)
- Free on site car parking

commercial department

**01292 268 055**

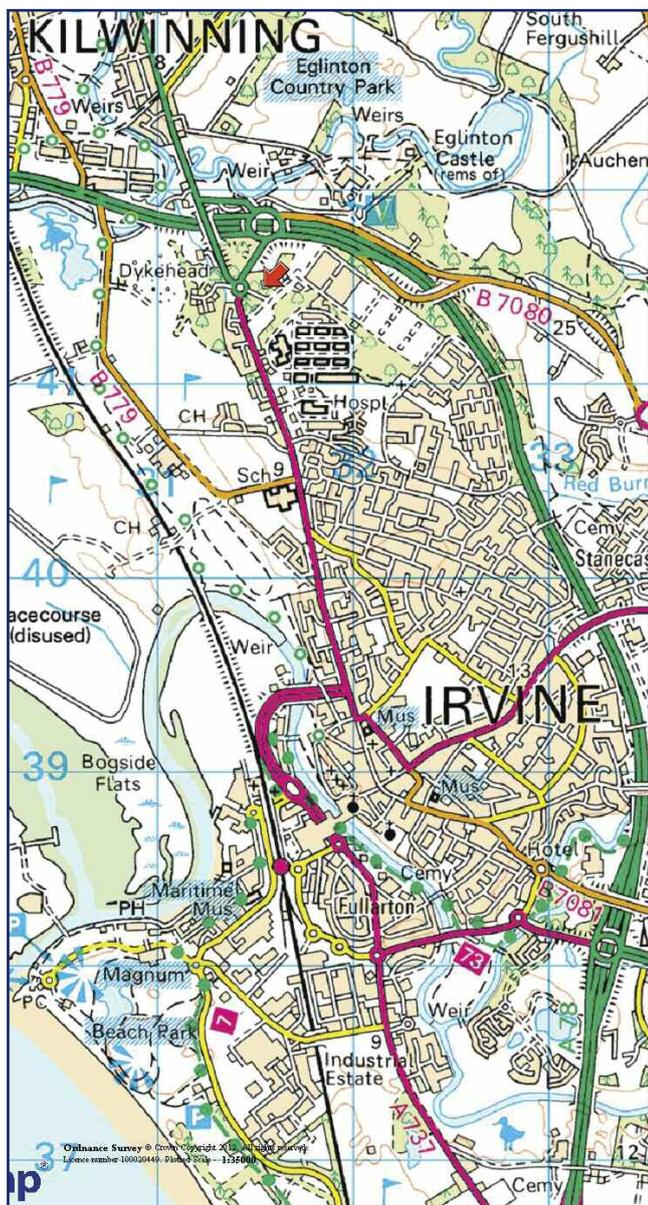
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## LOCATION

Tournament Park is an attractive woodland surrounded, proposed mixed retail, office and residential location on the north eastern outskirts of Irvine, just off the main bus route of Kilwinning Road and adjacent to the A78 bypass. Elliott House occupies a prominent position at the entrance to Tournament Park, overlooking the busy Redburn Roundabout, a main access point leading in to Irvine.

Irvine lies around 30 miles south west of Glasgow and is the principal and administrative centre of North Ayrshire having a population in excess of 40,000 persons. The A78 connects on to the motorway network via Kilmarnock (9 miles) and extends south to Ayr (22 miles) and Prestwick International Airport (15 miles). Irvine's railway station has regular and fast connections to Glasgow and Ayr.

The approximate location of the subjects is highlighted on the plan below.



## DESCRIPTION

Elliott House is a comprehensively refurbished two and three storey, DDA compliant office block, which has a variety of suites available and ample free car parking. Quality occupiers already include Nobel, Maxi Haulage and North Ayrshire Council.

The suites are available to suit individual occupier needs with quality finishes to include:

- Secure entrance
- DDA compliance with lift access
- New suspended ceilings
- Modern Category 2 lighting
- New carpets and wall coverings
- Perimeter trunking
- Air conditioning
- Refurbished toilets and common areas

## ACCOMMODATION

A variety of suites are available within the building ranging from 128 – 488 sq.m (1378- 5,254 sq.ft), with the ability for sub division to suit occupier requirements.

## TERMS

The refurbished office suites are offered on flexible lease terms with rent, rates and service charge information available upon request.

## VIEWING & FURTHER INFORMATION

By prior arrangement with:-

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