



13 The Cross, Dalry, KA24 5AW

- Rental quoted inclusive of electricity, gas, water and broadband
- Common kitchen, WC and shower facilities available
- Potential for 100% rates relief
- Public parking available nearby

The subjects comprise a first-floor business centre within a two-storey and attic building of traditional sandstone construction surmounted by a pitched and slated roof while each office benefits from recently installed secondary glazing.

The property is accessed via a secure door entry system on the ground floor, providing access to the common stairwell leading to the first floor.

There are offices of varying sizes available with common access to the recently refurbished kitchen, WC and shower room.

Heating is provided by a newly-installed combination gas boiler, while the electrics have also been recently upgraded.

The property has retained its traditional features, including tall ceiling heights and traditional skirtings and facings.



LOCATION

Dalry is located approximately 17 miles south-west of Paisley and nine miles north of Irvine. The A739 connects Dalry to Paisley, which in turn gives access to the M8 motorway. The town is well-served by public transport by means of road and rail.

The subject property is located within the centre of Dalry on the east side of New Street between the junctions of Courthill Street and Townend Street.

There is public car parking within the immediate vicinity.

SIZE

Floor	Sq Ft	Sq M
Office 1	218	20.25
Office 2	321	29.82
Office 3 (LET)	305	28.33
Office 4	218	20.25
Total	1,062	98.65

RENT

Offices from £105.00 per week on an all-inclusive basis.

TENURE

Leasehold, available on a flexible basis.

RATES

Individual suites will be required to be re-assessed, however we assume each suite will benefit from the potential for 100% rates relief.

The current Uniform Business Rate for the financial year 2024/2025 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Office

VAT

The rental price quoted is exclusive of VAT. VAT is not currently payable upon the rental price and any other charges.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC

Certificate available on request.

To arrange a viewing contact:



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IMPORTANT NOTICE

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