



## 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 2025/2026 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

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