

TO LET OFFICE

Estates Section - Property Management & Design

North Ayrshire Council, Cunninghame House, Irvine KA12 8EE

www.north-ayrshire.gov.uk



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath



2/4 NORTH VENNEL BOURTREEHILL IRVINE

North Vennel, Bourtreehill
IRVINE, KA11 1NE

Ref:- G2186623 & G2186682

Rent - £2,500 per annum (plus VAT)

GIA: 57m² (614 square feet) approximately

For further information or to arrange a viewing

Please contact us: ☎ 01294 324888

Location

Bourtreehill is a large housing estate built by Irvine Development Corporation in the 1970's. It is located east of Irvine town centre and has easy access to the A78 (north/south) and A71 (east). North Vennel is part of the Village Centre which comprises a variety of shops/offices and flatted housing arranged around a central pedestrianised thoroughfare. There is ample parking arranged round the outside of the development.

These particulars are believed to be correct, but are supplied for information only and no reliance should be placed thereon. They are not deemed to form part of any contract which may be entered into. North Ayrshire Council does not bind itself to accept the highest rate or offer and in supplying these particulars is not issuing instructions and will not, therefore, bear liability for Agent's or other fees.

2/4 North Vennel

Bourtreehill, IRVINE, KA11 1NE

www.north-ayrshire.gov.uk

☎ 01294 324888

landandproperty@north-ayrshire.gov.uk



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

Description

The property is located on the first floor of the Village Centre, above the shops. An external staircase at one end and a ramp at the other end of the north block give access to the offices 2 to 8. Number 2/4 is at the end nearest to the ramp.

This is a double unit that has two doors from the walkway each giving access directly to an open plan office. There is a WC and wash hand basin at the side of each office and the connection between the two offices is a door between these. Heating is by electric panel heater and lighting by fluorescent strip lights. The office floor is carpeted.

Floor Area

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the gross internal floor area to be as follows:-
57 m² (614 square feet) approximately.

Lease Terms

The property is available to let on full repairing and insuring terms for a period to be agreed.

Offers in excess of £2,500 per annum exclusive are invited.

VAT is chargeable on the rent.

Rates

The subjects are entered in the current Valuation Roll as follows:- Rateable Value £2,800.

The Uniform Business Rate for the financial year 2016/2017 is 48.4p excluding water and sewerage charges.

Town Planning

The development is in an area zoned for housing use. The subjects have planning permission for office use.

Interested parties should consult with the planning team if they are concerned whether their intended use conforms to current planning policy.

Legal Costs

The incoming tenant will be responsible for meeting the landlord's Legal and Estates fees in connection with the granting of the new lease including any Stamp Duty Land Tax and Registration Dues.

Energy Performance Certificate (EPC)

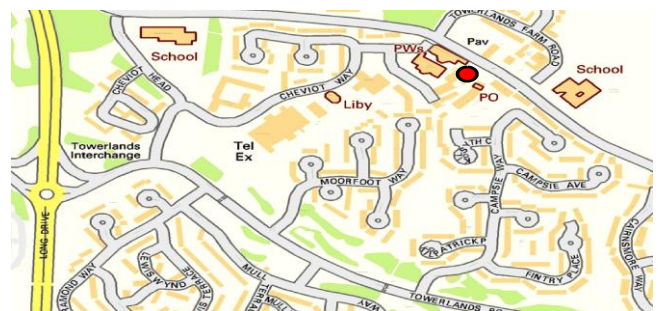
The Energy Performance Certificate for this property is F.

VAT

All rents, rates, etc. are quoted exclusive of Value Added Tax.

Viewing

**By appointment with:-
North Ayrshire Council
Estates Department
Cunninghame House
IRVINE
KA12 8EE
☎ 01294 324888**



These particulars are believed to be correct, but are supplied for information only and no reliance should be placed thereon. They are not deemed to form part of any contract which may be entered into. North Ayrshire Council does not bind itself to accept the highest rate or offer and in supplying these particulars is not issuing instructions and will not, therefore, bear liability for Agent's or other fees.