Unit 2/2 & 2/3
GALT HOUSE
31, Bank Street
IRVINE, KA12 0LL

Ref:- G2006668/G2006722
Rent - £5,800 per annum (plus VAT)
GIA: 78m² (840 ft²) approximately

For further information or to arrange a viewing
Please contact us: ☏ 01294 324888

Location
Irvine has a population of approximately 34,000 and is the commercial and administrative centre for North Ayrshire. Located 25 miles south west of Glasgow and 15 miles north of Ayr, the town benefits from good road and rail connections to the central belt of Scotland.
The economy is diverse including retail, manufacturing and a broad base service sector.
Galt House is a purpose built office building with accommodation over three floors in the centre of Irvine close to all town centre amenities. Unit 2/2 & 2/3 is on the top floor of the building on the Bank Street/East Road corner.

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.
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Description
Unit 2/2 & 2/3 is located on the top floor of Galt House at the front corner of the building. Access is taken from Bank Street through the main controlled-entrance foyer with a communal stair case leading to the first and second floors. Central, communal corridors on each floor provide access to all offices, shared toilet facilities and water supply. The second floor benefits from a modern, communal kitchen facility.

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:-
Office - 78m² (840 ft²) approximately.

Lease Terms
The property is available to lease on internal repairing and insuring terms for a period to be agreed. Offers in excess of £5,800 per annum exclusive are invited.

Rates
The Rateable Value is £5,500 as listed on the Scottish Assessors’ Association website. The Uniform Business Rate for the financial year 2017/2018 is 46.6p excluding water and sewerage charges. Click here for Business Rates information

VAT
All rents, rates, etc. are quoted exclusive of VAT.

Service Charge
There is an equitable service charge, payable monthly, which includes heating and upkeep of common areas.

Energy Performance Certificate (EPC)
The Energy Performance Certificate for this property is E

Legal Costs
The ingoing 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.

Town Planning
Galt House is in an area zoned as town centre and is within the conservation area. 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. 01294 324319 or eplanning@north-ayrshire.gov.uk

Viewing by appointment with:-
North Ayrshire Council - Estates Section
Cunninghame House
IRVINE KA12 8EE 01294 324888

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