



500 - 5,254 Sq Ft (46.45 - 488.1 Sq M)

ELLIOTT HOUSE

REDBURN INDUSTRIAL ESTATE

KILWINNING ROAD

IRVINE

NORTH AYRSHIRE KA12 8TG

TO LET

- Modern offices
- Attractive parkland setting
- Adjacent to popular bus route and A78
- Flexible, DDA compliant offices
- Generous on site parking
- Occupiers include Maxi Group, Nobel and AQCAS

Description

Elliot House is a refurbished mixed three storey office building with quality occupiers including Nobel and Maxi Group. The suites are available to suit occupier needs with quality finishes to include:

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

Tournament Park is an attractive parkland business location on the North-Eastern outskirts of Irvine, just off the main bus route along Kilwinning Road and adjacent to the A78 bypass. Plans are underway for mixed retail, commercial and residential development within the park.

Elliot House occupies a prominent position at the entrance to Tournament Park overlooking Redburn Roundabout, the main access point leading to Irvine town centre from the North. Irvine lies 30 miles South-West of Glasgow and is the administrative centre of North Ayrshire with a population of 40,000.

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 fast, regular connections to Glasgow and Ayr.

Terms

All prices, rents and premiums where quoted are exclusive of VAT.



Additional Information

EPC

The Energy Performance Certificate (EPC) can be made available on request.

Rent

£458.00 Per Month

Viewing & Further Info

Strictly by appointment through North Property Advisors.

Legal Costs & VAT

Each party will be responsible for their own legal costs. Unless otherwise stated, all figured are exclusive of VAT.

DISCLAIMER

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