

TO LET - OFFICE

# CENTURY COURT

Riverside Way, Riverside Business Park, Irvine, KA11 5DP



## Key Highlights

- 1,681 to 5,889 sq ft
- Ample car parking
- Ability to sub-divide
- Office suites with both open plan and private office accommodation
- Secure communal entrance

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## Location

The property is located off Riverside Way which lies just off the A71 east of the town of Irvine. Riverside Way and the surrounding areas is a combination of both office and industrial units.

Irvine is located approximately 31 miles to the south-west of Glasgow's City Centre. The M77 which leads directly to the centre of Glasgow is within easy reach of the premises via the A71 and A77 roads. In addition, Irvine Train Station is located within 2.5 miles of the premises.

## Description

The subjects comprise of both open plan and private office accommodation within a standalone office building.

Internally, the property is accessed via a secure communal entrance and comprises a mixture of open-plan and cellular offices. There are carpet tiles throughout with painted plasterboard walls and suspended ceilings with CAT2 lighting as well as fluorescent down lighters. The suite benefits from its own tea prep/break out area as well as gas central heating, double glazed windows and an alarm.

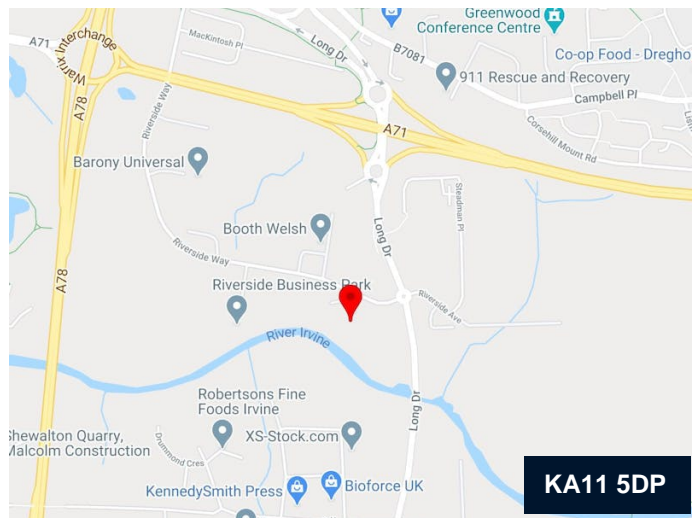
There are both male and female toilets located on the landing of the suite.

Externally, the building benefits from 31 parking spaces as well as 2 disabled bays providing adequate parking for an ongoing occupier.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground - Ground Floor Left Suite	1,947	180.88	£11	£3.91	£6.98	Available
1st - First Floor Left Suite	2,261	210.05	£11	£3	£5.79	Let
1st - First Floor	1,681	156.17	£11	£4.03	£6.98	Available



## Contact

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