

# Century Court

IRVINE, KA11 5DP

Modern open plan office accommodation which benefits from dedicated car parking and passenger lift.



## KEY HIGHLIGHTS

- Office suites with both open plan and private office accommodation
- Ample car parking
- Secure communal entrance
- Ability to sub-divide
- Male and female toilets
- Tea prep
- Double glazed windows
- Gas central heating



## EPC

A copy of the Energy Performance Certificate is available on request.

## TERMS

New Fully Repairing and Insuring lease terms available.

## VIEWINGS

Strictly by appointment with Savills.

## 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 ingoing occupier.

## AVAILABLE SPACE

Suite	sq ft	sq m
1st Floor Right	1,681	156
Ground Floor Left	1,947	180

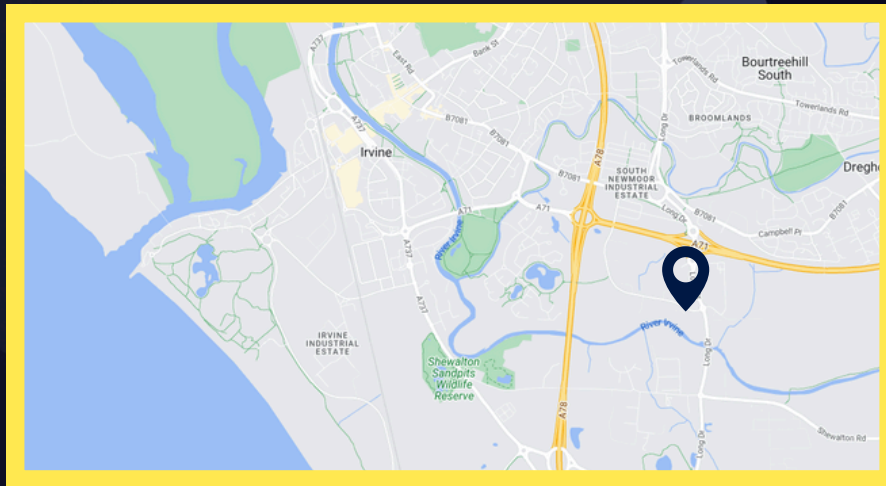


## LOCATION

The property is located in a prime office address on the south side of West George Street in the heart of the Central Business District.

A host of nearby amenities are located within a short walking distance to Buchanan Street and Sauchiehall Street.

The property is in close proximity to public transport links including Glasgow Central and Glasgow Queen Street Rail Stations, Buchanan Street Subway Station and Buchanan Bus Station.



## CONTACT

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