



Newly Refurbished Office Suites  
94.85sqm (1,021 sqft)

# To Let

129 High Street  
Irvine Town Centre

- ACCOMMODATION UP TO 94.85SQM (1021SQFT) AVAILABLE
- PROMINENT TOWN CENTRE BUILDING WITH PARKING
- READY FOR OCCUPATION OCTOBER 2008



0141 404 1144  
[www.ascproperty.com](http://www.ascproperty.com)

**LOCATION**

The property is situated on Irvine High Street, close to the junction of Bridgegate, with nearby occupiers including Ladbrokes, Bank of Scotland, Lloyds Pharmacy, Spar and Semi-Chem. The property enjoys a prime pitch on this very busy shopping thoroughfare.

**DESCRIPTION**

The property comprises as a 3 storey building with the office accommodation being at 1st and 2nd floor level.

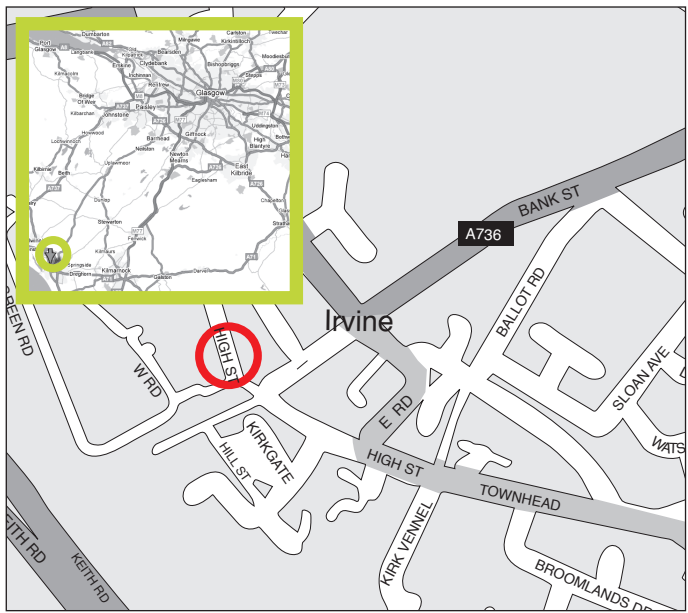
Toilet, kitchen prep facilities are available and the building has CAT 5 wiring installed throughout.

Private parking is also available to the rear of the property.

**ACCOMMODATION**

The property has the following approximate net internal area. Sub-division is possible.

<b>Ground Floor</b>	<b>94.85sqm</b>	<b>(1,021sqft)</b>
---------------------	-----------------	--------------------



**LEASE**

The accommodation is available on a new full repairing and insuring lease at a rental of £10,000pa.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in connection with this transaction. However, for the avoidance of doubt the ingoing occupier will be responsible for extract copies, Stamp Duty Land Tax (SDLT) and VAT thereon.

**VIEWING AND FURTHER INFORMATION**

Strictly by appointment through the letting agents:



**ASC Asset Management**  
 58 Beardmore Way  
 GLASGOW G81 4HT  
 Tel. 0141 404 1144  
[www.ascproperty.com](http://www.ascproperty.com)  
[enquiries@ascproperty.com](mailto:enquiries@ascproperty.com)

**MISREPRESENTATION CLAUSE**

ASC give notice to anyone who may read these particulars as follows:

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photograph appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown on the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.