

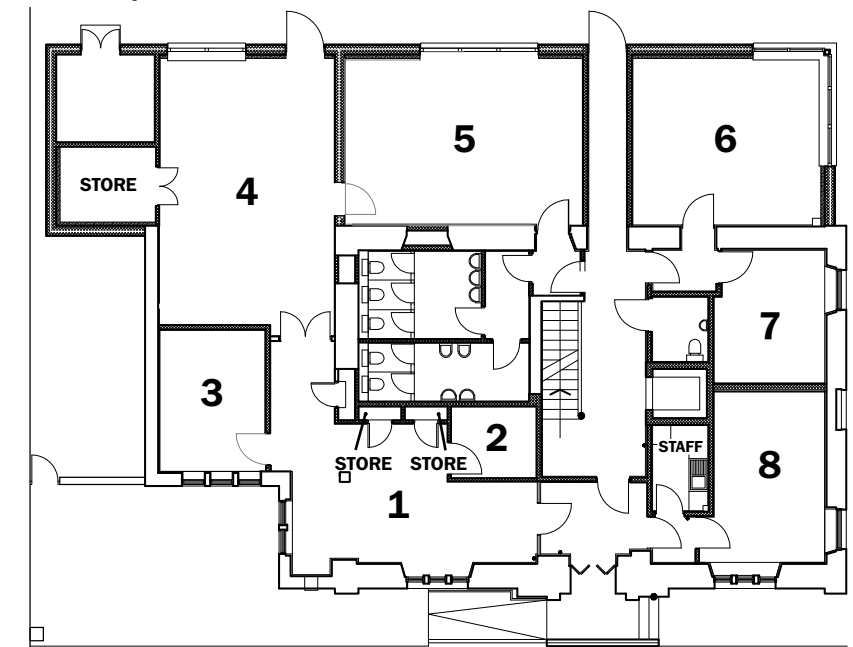
93 Princes Street, Ardrossan

Rent:	£39,000 p.a. (+ VAT) payable monthly in advance
Rateable value:	£29,750 (Rate poundage for 2011/2012 – 42.6p)
Permitted use:	Office or office compatible use
Lease term:	5 years upwards
Repairs & insurance:	Tenant responsible on a full repairing and insuring basis
Access:	Fully DDA compliant
Telecoms:	Category 5 computer and telephone network cabling
Heating:	Full gas central heating
Parking:	8 car spaces on site
Date of entry:	By agreement – early entry is available
Viewing:	Irvine Bay Regeneration Company, 43 Ardrossan Road, Saltcoats, KA21 5BS Tel: 01294 608634 www.irvinebay.co.uk

Ground floor

1	Office	33 sq m (355 sq ft)
2	Office	5.5 sq m (59 sq ft)
3	Office	16.5 sq m (178 sq ft)
4	Office	41 sq m (441 sq ft)
5	Office	36.5 sq m (393 sq ft)
6	Office	29 sq m (312 sq ft)
7	Office	13.5 sq m (145 sq ft)
8	Office	18 sq m (194 sq ft)
	Store	9.8 sq m (105 sq ft)
	Staff	4.4 sq m (47 sq ft)

Ground floor plan



First floor

9	Office	30 sq m (323 sq ft)
10	Office	46.5 sq m (501 sq ft)
11	Office	30.5 sq m (328 sq ft)
12	Office	23 sq m (248 sq ft)
13	Office	17 sq m (183 sq ft)
	Staff	8 sq m (86 sq ft)
	Store	3.2 sq m (34 sq ft)

First floor plan

