

The Grange Business Centre, Stevenston

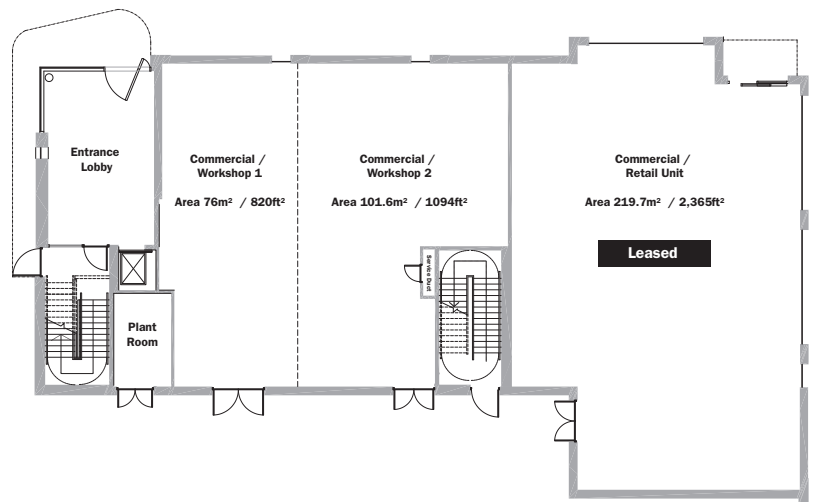


All-inclusive rent:	From £380 (+ VAT) p.c.m. – see schedule below
Permitted uses:	Ground floor – commercial/workshop First floor – office
Lease term:	Flexible lease periods of 1 year and longer
Access:	Fully DDA compliant
Telecoms:	Computer and telephone network cabling installed to all offices
Heating:	Ground floor – by arrangement with tenant First floor – space heating
Parking:	1 allocated space per unit. Others – shared use.
Date of entry:	Early January 2012
Services provided to:	<p>Ground floor commercial/workshop units</p> <ul style="list-style-type: none"> external building repairs (fair wear & tear) parking and yard repairs building insurance (tenant responsible for contents insurance) <p>First floor offices</p> <ul style="list-style-type: none"> same as ground floor services heating and lighting to the office heating, lighting, cleaning and repairs to the common parts maintenance of the door entry system shared kitchen refuse collection lift maintenance central heating system maintenance
Contact:	Irvine Bay Regeneration Company, 43 Ardrossan Road, Saltcoats, KA21 5BS 01294 608634

Ground floor

Unit no	Size sq m	sq ft	All inclusive rent (+VAT) p.a.	p.c.m.
1	76	820	£9,000	£750
2	101.6	1094	£11,040	£920

Ground floor plan



First floor

Unit no	Size sq m	sq ft	All inclusive rent (+VAT) p.a.	p.c.m.
1	26	280	£4,560	£380
2	33.2	357	£5,760	£480
3	33.2	357	£5,760	£480
4	33.6	360	£5,880	£490
5	62.8	675	£11,040	£920
6	43.1	464	£7,560	£630
7	56.8	610	£9,960	£830
8	36.6	394	£6,360	£530

First floor plan

