

TO LET

**HIGH QUALITY
SERVICED OFFICES**

Popular location overlooking
public gardens

Excellent public transport links

Units available from 13.2 sq. m.
(142 sq. ft.) – 36.5 sq. m. (393 sq.
ft.)

Rents from £350 per calendar
month plus VAT



VIDEO TOUR



WHAT 3 WORDS

21 WELLINGTON SQUARE, AYR, KA7 1EZ

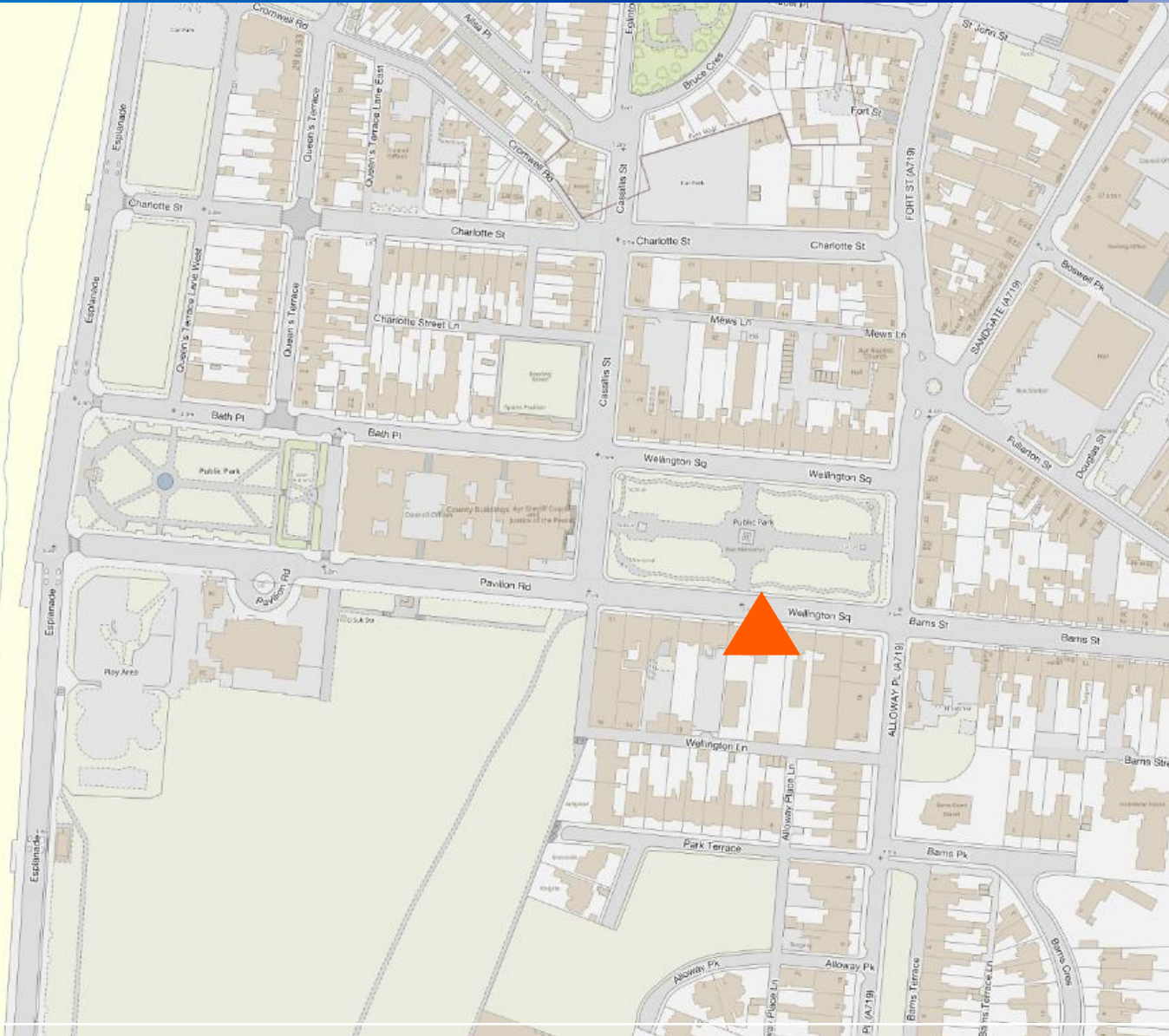
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Location

21 WELLINGTON SQUARE, AYR, KA7 1EZ



The property forms part of a terrace of Category “B” Listed townhouses on Wellington Square overlooking public open space being one of Ayr’s most popular office locations. Wellington Square is within easy walking distance of Ayr town centre and in close proximity of the beach.

On-street car parking is available in the area with the first two hours free of charge.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800, it is located on the A77 around 40 miles south-west of Glasgow.



FIND ON GOOGLE MAPS



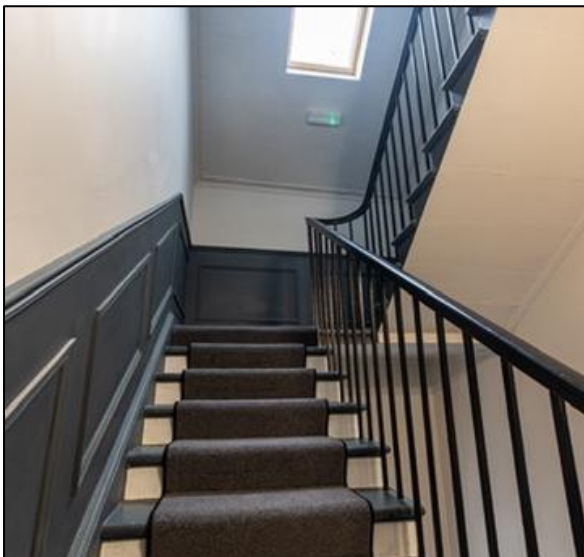
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Description

21 WELLINGTON SQUARE, AYR, KA7 1EZ



The property comprises an attractive two storey attic and basement terraced townhouse formed in stone and slate with the benefit of a secure entry system and with communal car parking to the rear.

The offices have been fully refurbished to a high specification by the owners and offer contemporary serviced office units within a traditional townhouse setting,

The tenants will benefit from the following:

- Super fast broadband
- Cleaning services
- All utilities included
- 24 hr access
- Secure video entry
- Parking

Accommodation

Offices currently available to let are shown below:

	m ²	ft ²
Ground Floor East LET	45.8	492
Ground Floor West LET	46.8	504
1st Floor North East LET	20.7	223
1st Floor South East LET	25.1	270
1st Floor North West LET	20.3	218
1st Floor South West	23.5	253
Attic North East	13.2	142
Attic South East	16.9	182
Attic West	36.5	393

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Rental

Suite	Monthly Rent
Ground Floor East	LET
Ground Floor West	LET
1 st Floor North East	LET
1 st Floor South East	LET
1 st Floor North West	LET
1 st Floor South West	£575 + VAT
Attic North East	£350 + VAT
Attic South East	£400 + VAT
Attic West	£825 + VAT

Lease Terms

The serviced units are available for a minimum period of 6 months.

Rateable Value

- Ground Floor East - £6,100
- Ground Floor West - £6,000
- 1st Floor North East – £5,500
- 1st Floor South East – To be re-assessed
- 1st Floor North West – £2,900
- 1st Floor South West – £2,900
- Attic North East - £1,450
- Attic South East - £1,950
- Attic West - £3,750

100% rates remission will be available to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

A copy of the EPC will be made available upon request.

VAT

The property is elected for VAT

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.