

TO LET

Office Pavilion in Established Business Park

Good access to Ayr/Prestwick town centres and A77

Includes private parking

Partial rates remission available subject to status

207.4 sq. m. (2,233 sq. ft.)

Offers over £20,000 per annum



VIRTUAL TOUR



WHAT 3 WORDS

CUMBRAE HOUSE, 15A SKYE ROAD, PRESTWICK, KA9 2TA

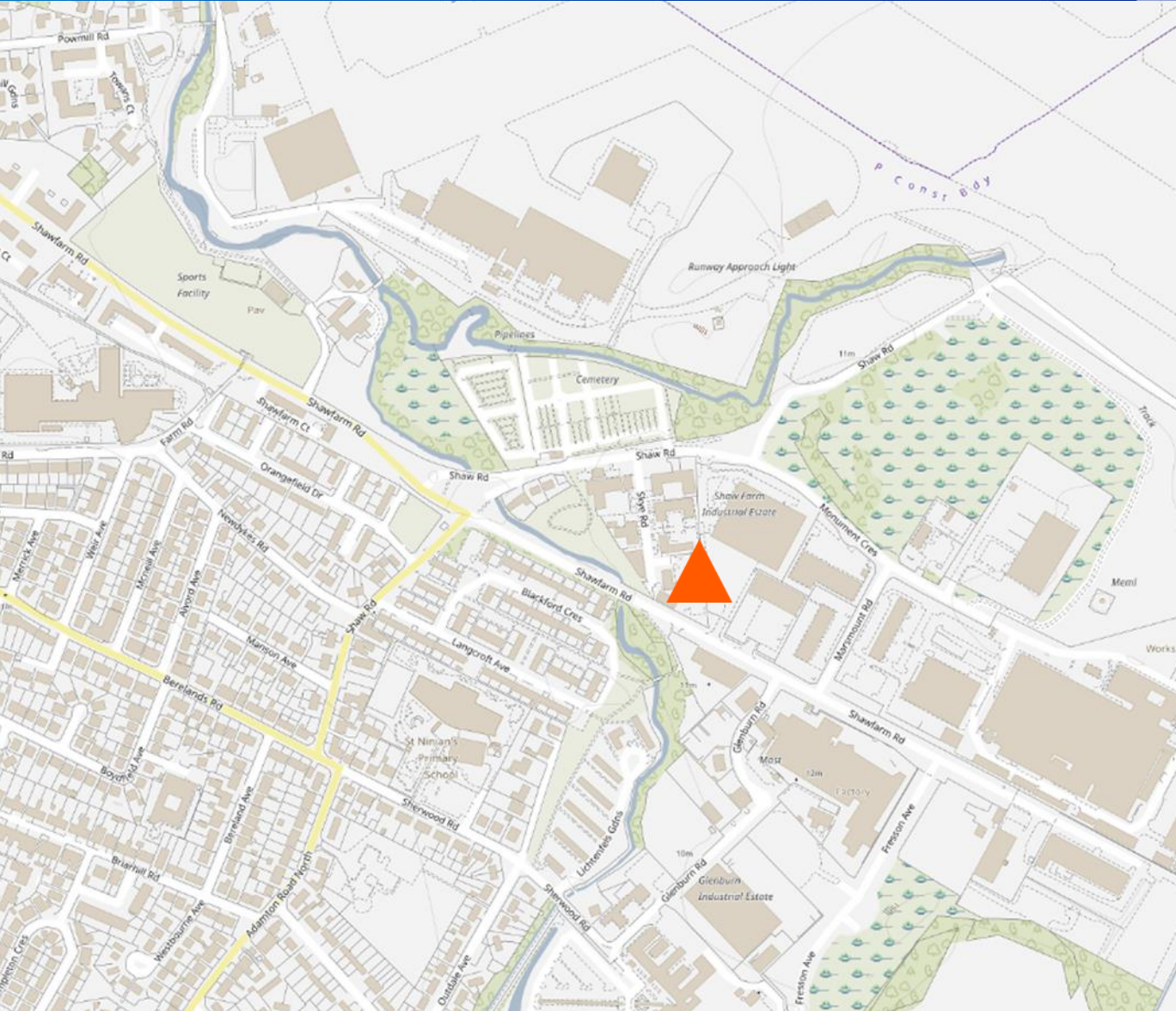
CONTACT: Kevin N Bell BSc MRICS | kevin.bell@shepherd.co.uk | 07720 466050 | shepherd.co.uk





Location

CUMBRAE HOUSE, 15A SKYE ROAD, PRESTWICK



The property is located within Prestwick which has a population of around 15,000 being immediately north of Ayr in the South Ayrshire Council area.

The office is located on Skye Road within an established business park setting to the north of Prestwick town centre and adjacent to Prestwick Airport.

Both Ayr and Prestwick town centres and the A77 are within short travelling distance, Prestwick in addition benefits from two mainline railway stations.

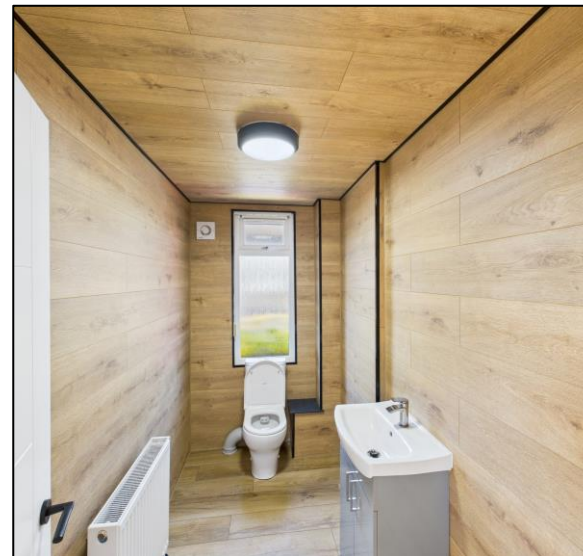


FIND ON GOOGLE MAPS



Description

CUMBRAE HOUSE, 15A SKYE ROAD, PRESTWICK



The subjects comprise a detached single storey office pavilion which includes private parking to the front.

The property is well appointed internally and comprises the following:

- Entrance Vestibule
- General Office
- 8 Private Offices
- Kitchen
- W.C. Facilities

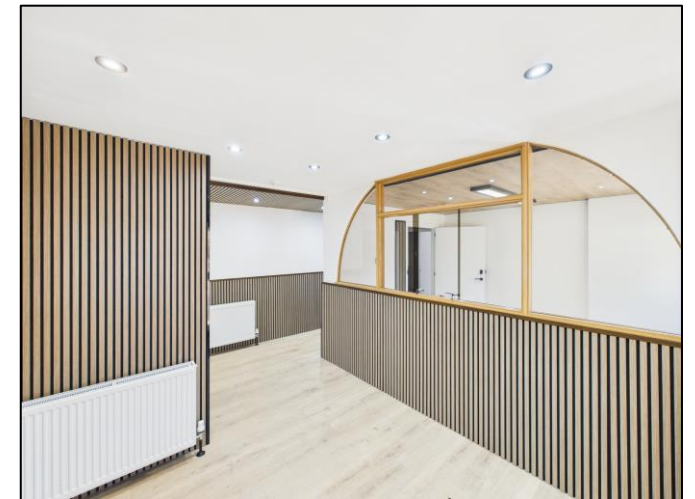
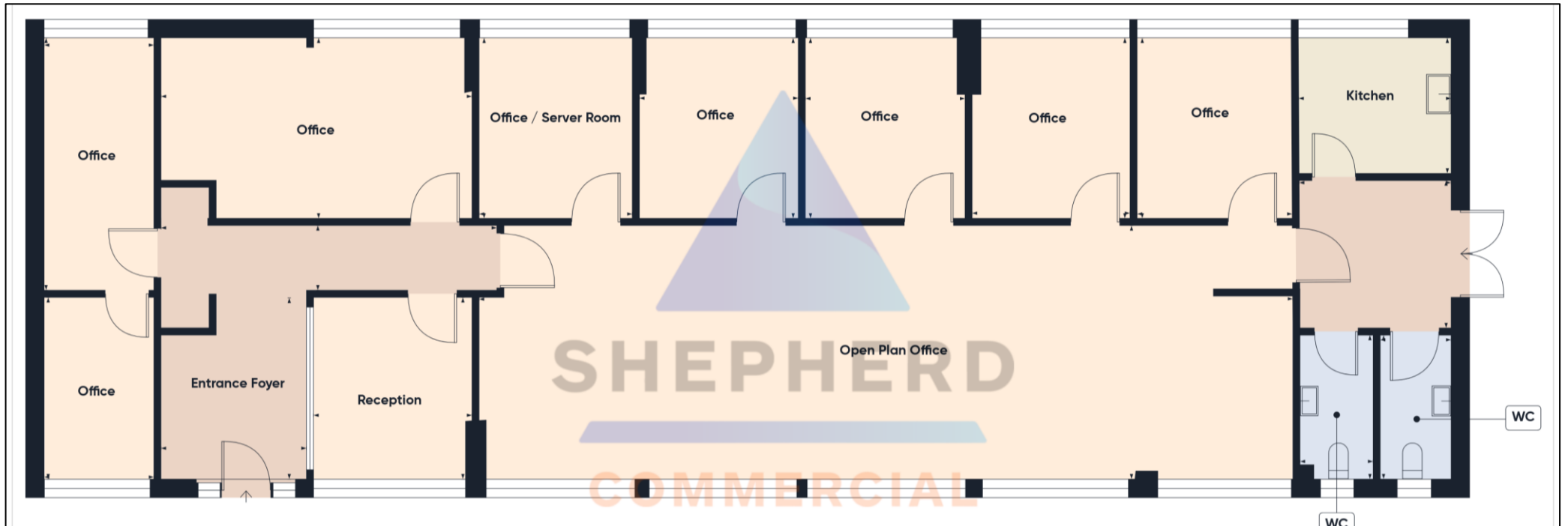
	m ²	ft ²
	207.4	2,233

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).



Floor Plan

CUMBRAE HOUSE, 15A SKYE ROAD, PRESTWICK





Rental

Offers over **£20,000 per annum** are invited.

Lease Terms

The property is available on a new Full Repairing and Insuring lease of negotiable length.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £12,600

Partial rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

The property currently has a rating of D 54, a copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

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.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE APRIL 2025

Get in Touch

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



Kevin N Bell BSc MRICS
kevin.bell@shepherd.co.uk



Arlene Wallace
a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors

22 Miller Road, Ayr, KA7 2AY

t: 01292 267987 Option 2



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.

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