

TO LET

HIGH SPEC TOWN CENTRE OFFICES


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Commercial

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Suite 1, 2 Miller Road, Ayr KA7 2AY

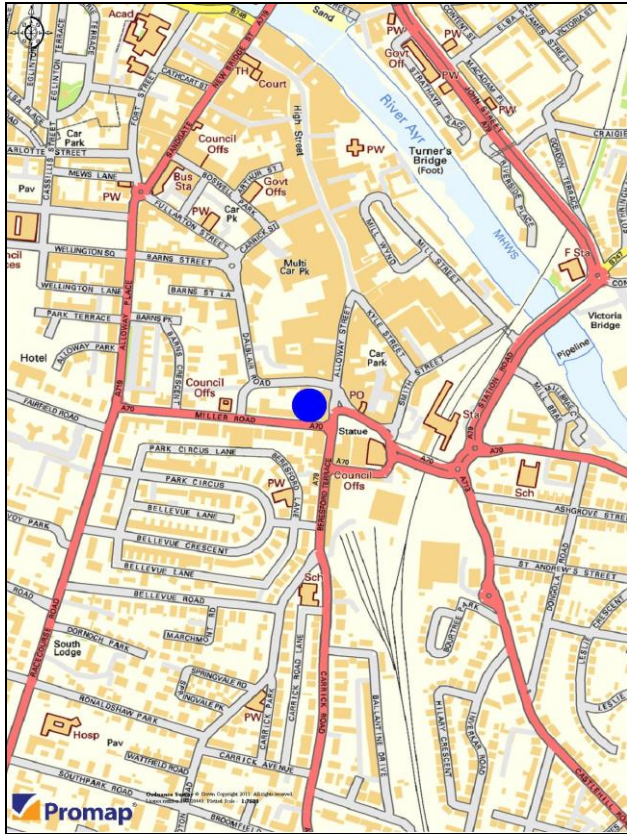
- Offers over £9,750 per annum
- No rates payable
- Elevator access
- Air conditioned offices
- Includes car parking space

► Location

Ayr is located on the Clyde coast around 40 miles south west of Glasgow in the South Ayrshire Council area. The town has a resident population of around 46,500 with the South Ayrshire Council area having a population of around 112,000.

Ayr is the main shopping and administrative centre for the area and in addition, is a traditional Clyde Coast holiday resort. Consequently, the town benefits from a wide range of services and facilities.

In addition to good road links the town has a mainline railway station and lies adjacent to Prestwick International Airport.



► The Property

The subjects comprise the larger portion of the upper floor of a prominent 3 storey office building formed in stone and brick with a pitched roof clad in slate.

The internal accommodation comprises a large general office together with 2 private offices.

There are modern shared kitchen and w.c. facilities.

The office is well appointed and includes elevator access and air conditioning, there is one car parking space included.

► Floor Area

The net internal floor area is 87.7 sq. m. (944 sq. ft.).

► Rating Assessment

To be re-assessed.

► Energy Performance Certificate (EPC)

The building energy rating is 'G'. A copy of the EPC is available upon request.

► Lease Terms

The subjects are available on a new full repairing and insuring lease of negotiable length.

► Rental

Rental offers over **£9,750 per annum** are invited.

► Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

► Value Added Tax

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

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

► Viewing and Further Information

Viewing is strictly by prior appointment.

Please contact the marketing Agents for further information.

J & E Shepherd • Chartered Surveyors
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