

**TO LET**

**HIGH QUALITY  
SERVICED OFFICES**

Popular location overlooking  
public gardens

Excellent public transport links

Units available from 16.9 sq. m.  
(182 sq. ft.) – 46.8 sq. m. (504 sq.  
ft.)

Rents from £485 per calendar  
month plus VAT



VIDEO TOUR



WHAT 3 WORDS

**21 WELLINGTON SQUARE, AYR, KA7 1EZ**

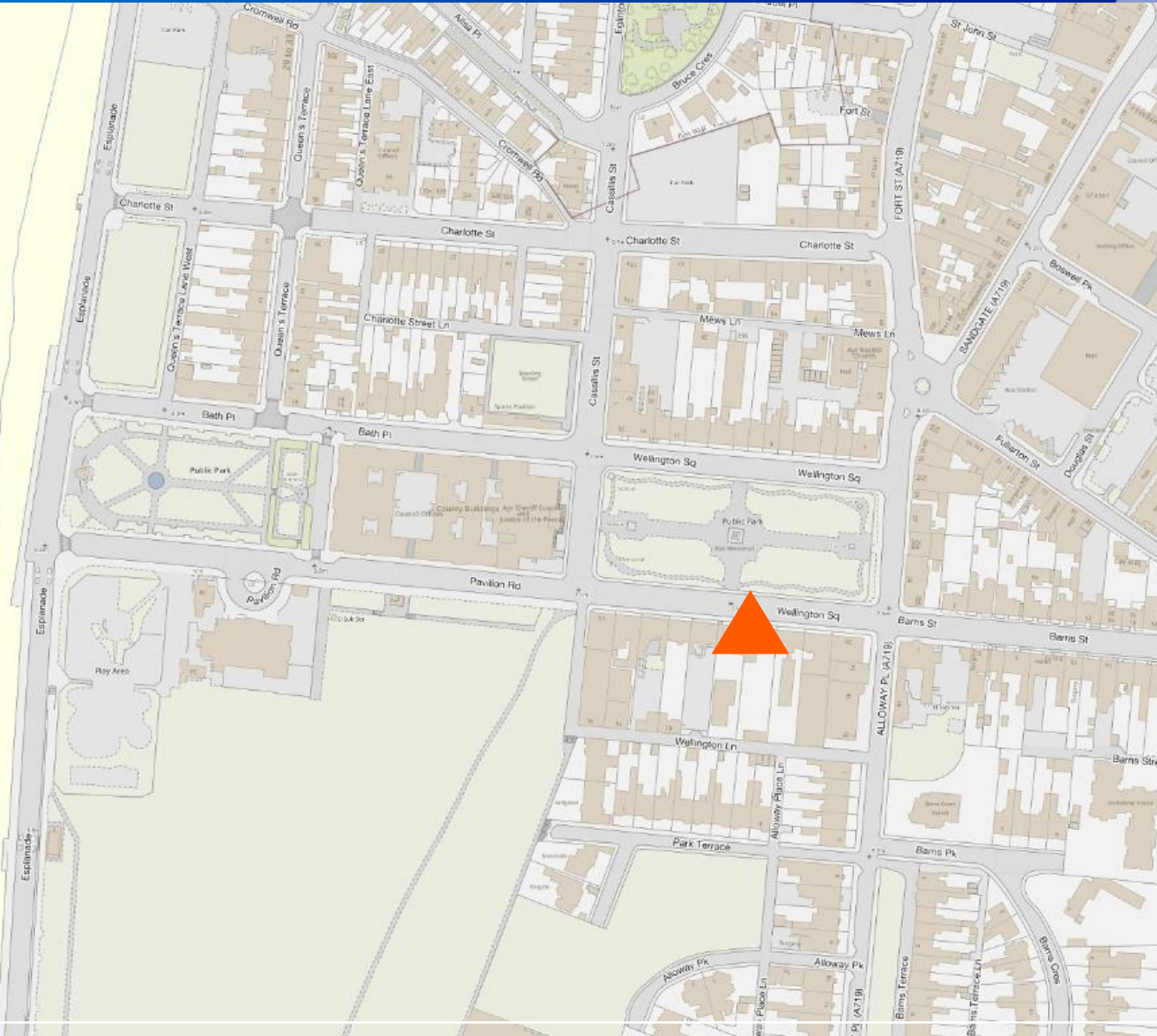
**CONTACT: Kevin Bell BSc MRICS** [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk)  
| 01292 267987 | [shepherd.co.uk](http://shepherd.co.uk)





# 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



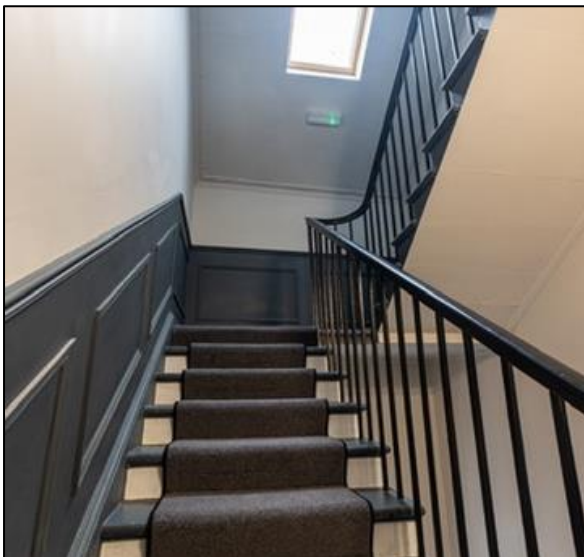
21 WELLINGTON SQUARE, AYR, KA7 1EZ





# 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 <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor East</b>	45.8	492
<b>Ground Floor West</b>	46.8	504
<b>1<sup>st</sup> Floor North East</b>	20.7	223
<b>1<sup>st</sup> Floor South East</b>	25.1	270
<b>1<sup>st</sup> Floor North West</b>	20.3	218
<b>1<sup>st</sup> Floor South West</b>	23.5	253
<b>Attic South East</b>	16.9	182
<b>Attic West</b>	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	£1,315 + VAT
Ground Floor West	LET
1 <sup>st</sup> Floor North East	£595 + VAT
1 <sup>st</sup> Floor South East	£720 + VAT
1 <sup>st</sup> Floor North West	UNDER OFFER
1 <sup>st</sup> Floor South West	£720 + VAT
Attic South East	£485 + VAT
Attic West	£1,048 + VAT

## Lease Terms

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

## Rateable Value

Ground Floor East - £6,600

Ground Floor West - £6,500

1<sup>st</sup> Floor North East – To be re-assessed

1<sup>st</sup> Floor South East – To be re-assessed

1<sup>st</sup> Floor North West – £3,150

1<sup>st</sup> Floor South West – £3,150

Attic South East - £2,150

Attic West - £4,050

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

## Energy Performance Certificate

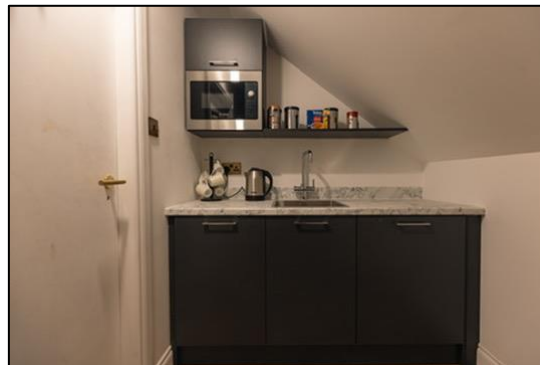
A copy of the EPC will be made available upon request.

## 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.