



Hartfield House Business Centre, 1 Racecourse View, Ayr, KA7 2TS

- Self-contained, fully refurbished office suites
- Plentiful on-site parking
- Potential for 100% rates relief
- 12 - 30 sq m (129 - 323 sq ft)

The subjects comprise a two-storey detached traditional office building principally of solid stone construction beneath a pitched and slated roof with parapet gutters.

The building comprises cellular office accommodation available on an all-inclusive basis with common WC and kitchen facilities.

The site will benefit from around 50 common car parking spaces upon completion in addition to attractive garden grounds.



LOCATION

Ayr is the administrative centre of the South Ayrshire Council area and is located on the west coast of Scotland on the Firth of Clyde. Ayr has a resident population of approximately 46,260 persons (Census 2022).

The subject property is prominently situated on the corner of Racecourse View at the junction of Racecourse Road benefiting from views across the Old Racecourse whilst being in nearby proximity to both Ayr beach and Ayr town centre.

Surrounding occupiers are mainly residential in nature, with commercial occupiers including Chestnuts Hotel & Restaurant, Seafield Stores, The Remedy Café, Ayr India and The Abbotsford.

SIZE

Floor	Sq Ft	Sq M
Suite F4	129	12
Suite F5	323	30

TENURE

Leasehold. The premises are offered on Internal Repairing Only terms.

RENT

* Suite F4: £380 pcm

* Suite F5: £730 pcm

The rent is inclusive of gas, electricity, water, broadband and buildings insurance.

RATES

* Suite F4: RV £1,350

* Suite F5: RV £2,650

The current Uniform Business Rate for the financial year 2025/2026 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Serviced Office,

VAT

The quoted rental is exclusive of VAT. VAT is currently payable upon the rent and any other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

Certificate available upon request.

To arrange a viewing contact:



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