



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

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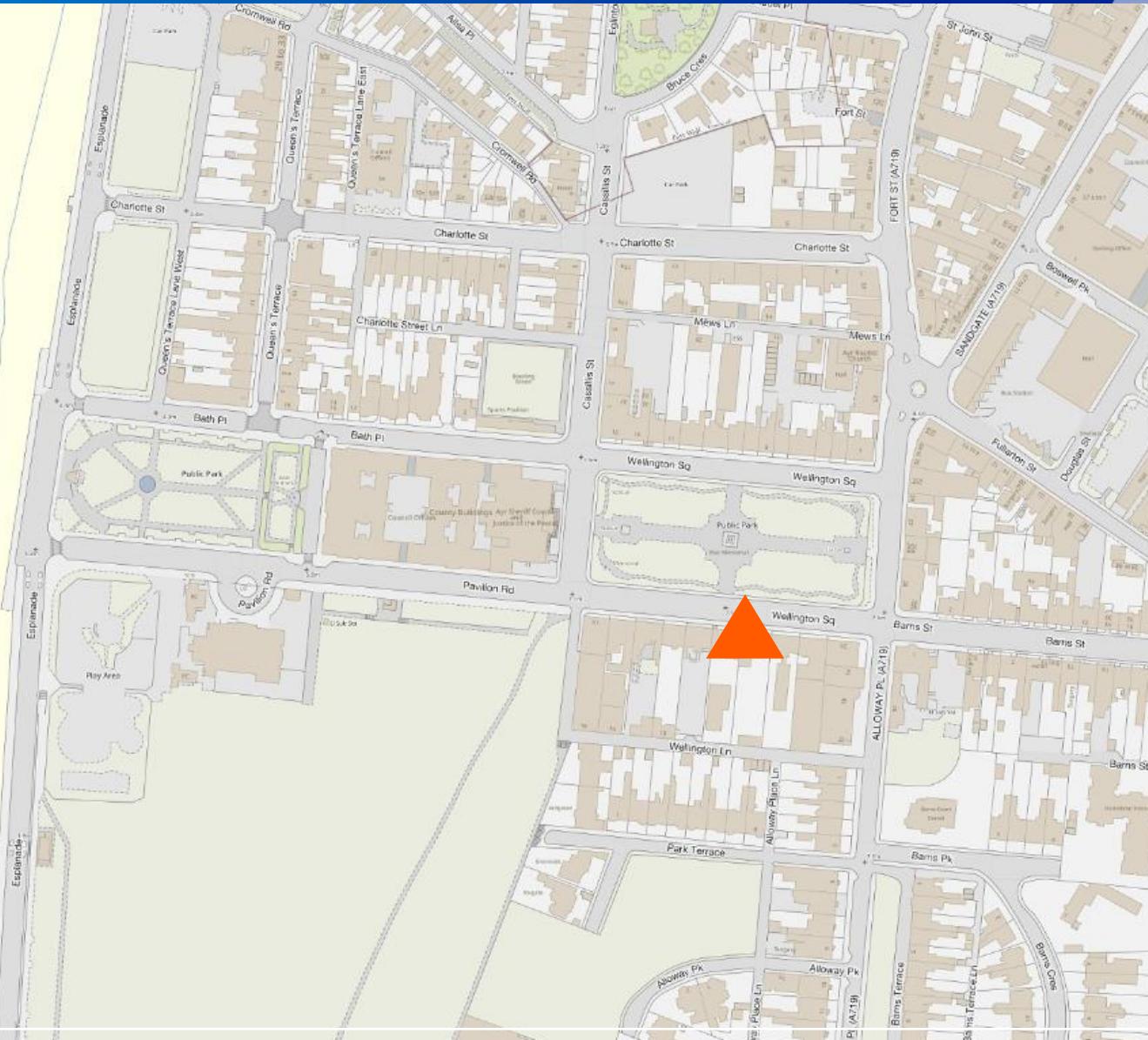


SHEPHERD
COMMERCIAL



Location

21 WELLINGTON SQUARE, AYR, KA7 1EZ



FIND ON GOOGLE MAPS

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.





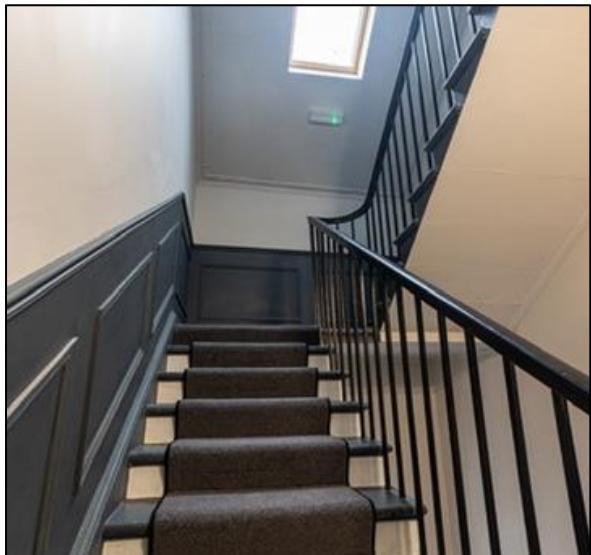
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Description

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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	45.8	492
Ground Floor West LET	46.8	504
1st Floor North East LET	20.7	223
1st Floor South East	25.1	270
1st Floor North West LET	20.3	218
1st Floor South West	23.5	253
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).



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The Detail

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Rental

Suite	Monthly Rent
Ground Floor East	£1,315 + VAT
Ground Floor West	LET
1 st Floor North East	LET
1 st Floor South East	£720 + VAT
1 st Floor North West	LET
1 st 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

1st Floor North East – To be re-assessed

1st Floor South East – To be re-assessed

1st Floor North West – £3,150

1st 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

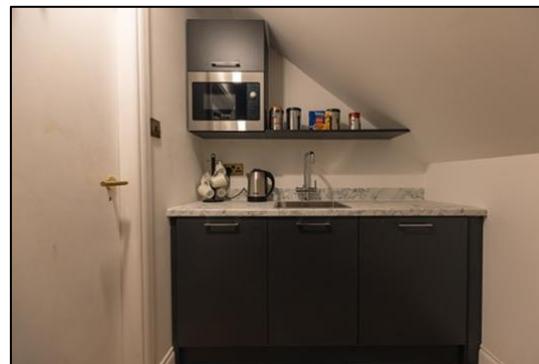
A copy of the EPC will be made available upon request.

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.



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:



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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.