

TO LET

Unique Business Space

Wellington Square Business Centre, 24 Wellington Square, Ayr, KA7 1EZ



- Established town centre location
- Overlooks magnificent gardens and close to Ayr beach
- Suites are fully refurbished with new lighting, carpeting and décor
- Suites available from 23.9 sq. m. (258 sq. ft.) to 47.3 sq. m. (510 sq. ft.)
- Flexible all inclusive terms

VIEWING & FURTHER INFORMATION:

Kevin Bell
Arlene Wallace
AyrCommercial@shepherd.co.uk

T: 01292 267987
F: 01292 611521

www.shepherd.co.uk

LOCATION

Ayr is the principal settlement in South Ayrshire with a resident population of around 46,800 and has a lively historic town centre environment in which to conduct business.

Located on Wellington Square, a popular and established town centre office location, the Business Centre provides a variety of suites of different character, layout and size – fully refurbished. On-street car parking is available on Wellington Square. There are a range of coffee shops and restaurants within close proximity.

Wellington Square Business Centre is already home to a variety of local businesses.

THE PROPERTY

Wellington Square Business Centre provides attractive workspace over four levels in twelve self-contained business units. The common stairwell and entrance hall have been completely refurbished including new décor, new carpeting and new lighting creating a bright, contemporary feel.

The Centre provides common male, female and disabled toilet facilities. An external courtyard area provides seating for the tenants to utilise.

The premises offer a unique working environment suitable for a range of business functions. The majority of suites have attractive views either over the Square or the Ayrshire Coastline.

Access is directly from Wellington Square and via a security door entry system. Storm doors are closed at night but as each tenant has their own keys, 24 hour access is available.

Each tenant is afforded signage directly onto the Square on external directory signs.

There are break out areas for informal meetings around the Centre for communal use.

FLOOR AREAS

Lower Ground	Unit 7	400 sq. ft. (37.1 sq. m.)
Ground Floor	Unit 1	385 sq. ft. (35.8 sq. m.)
Ground Floor	Unit 2	470 sq. ft. (43.6 sq. m.)
First Floor	Unit 10	510 sq. ft. (47.3 sq. m.)
Second Floor	Unit 11	364 sq. ft. (33.8 sq. m.)
Second Floor	Unit 12	258 sq. ft. (23.9 sq. m.)

RATING ASSESSMENT

Each individual office is assessed separately for rating purposes although all qualify for 100% rates remission to qualifying occupiers under the Small Business Bonus Scheme.

LEASE TERMS

Each unit is available on standard internal repairing only Licence Agreements, for a minimum period of 12 months.

QUOTING RENTAL

		<u>Rent pa</u>
Basement	Unit 7	£5,000
Ground Floor	Unit 1	£5,500
Ground Floor	Unit 2	£7,000
First Floor	Unit 10	£7,500
Second Floor	Unit 11	£5,500
Second Floor	Unit 12	£3,900

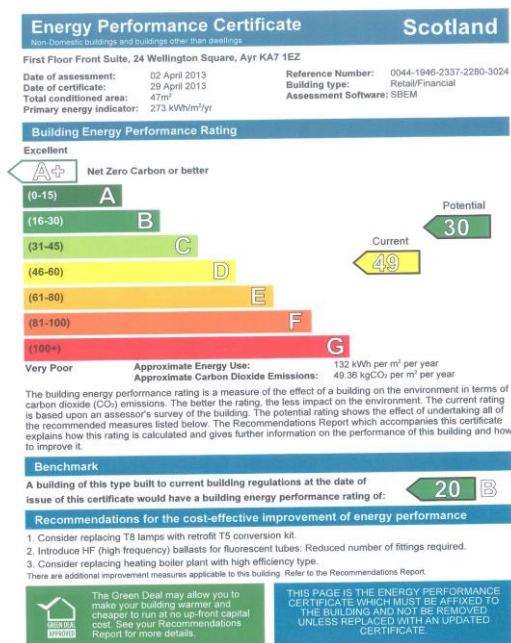
Rents are quoted exclusive of rates, VAT and electricity consumption and tenants are responsible for these costs. Rents are quoted inclusive of all other building services.

An initial rent-free period of 4 weeks will be granted for Licences in excess of 12 months.

A rental deposit may be required, subject to financial status.

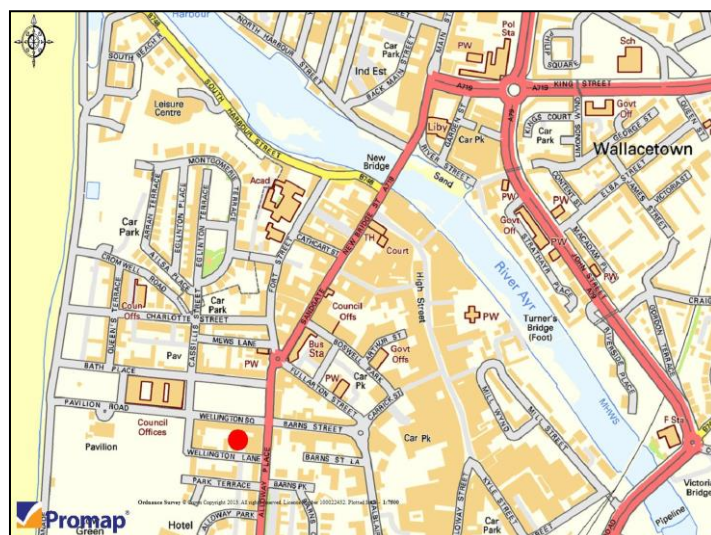
ENERGY PERFORMANCE CERTIFICATE (EPC)

The energy performance of all offices is rated 'D'.



VALUE ADDED TAX

All rents quoted, are exclusive of VAT. The building is not currently registered for VAT and accordingly VAT will not be charged on the rent. The Landlords reserve the right to elect to have the building VAT registered in the future which would result in VAT being charged on the rent.



VIEWING

For further information or an appointment to view please contact:

Arlene Wallace – Shepherd Commercial

T: 01292 267 987

E: a.wallace@shepherd.co.uk

Kevin Bell – Shepherd Commercial

T: 01292 267 987

E: kevin.bell@shepherd.co.uk

Or Joint Agent:

Alison Taylor – GVA James Barr

T: 0141 305 6381

E: alison.taylor@gvaib.co.uk

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