TO LET
OFFICE / SERVICED OFFICE

GRAHAM SIBBALD



Citadel House, 6 Citadel Place, Ayr, KA7 1JN

- Recently refurbished offices
- Rental inclusive of utilities, broadband and buildings insurance
- Potential for 100% rates relief
- Suites from 91 sq ft (8.45 sq m) - 501 sq ft (46.54 sq m)

LOCATION

Ayr is situated within South Ayrshire and serves as the main administrative centre of the South Ayrshire Council. The town has a resident population of approximately 46,182 persons (Census 2022). The town of Ayr is situated approximately 14 miles south west of Kilmarnock, 35 miles south west of Glasgow and 10 miles north of Maybole.

The town lies adjacent to the A77 which is the primary arterial route from Glasgow to Stranraer and the south west. The town has a strong tradition as a market and tourist town. The town is also served by a mainline railway station located to the south of the town centre giving rapid commuter access to Glasgow.

The subject property is prominently situated in the north side of Citadel Place, close to the junction with Fort Street.



DESCRIPTION

Situated in a desirable commercial location on the outskirts of Ayr Town Centre and nearby to Ayr Beach.

Spread over three contemporary floors, Citadel House offers flexible fully-renovated offices that features a variety of office sizes, ideal for start-ups, growing teams and established companies alike. In addition there is a fully renovated communal kitchen, tea-preparation areas and WC's.

The rental rate is inclusive of utilities, broadband and insurance allowing for one monthly bill. There is substantial parking available to the rear of the property which is available at an additional rate.

ACCOMMODATION

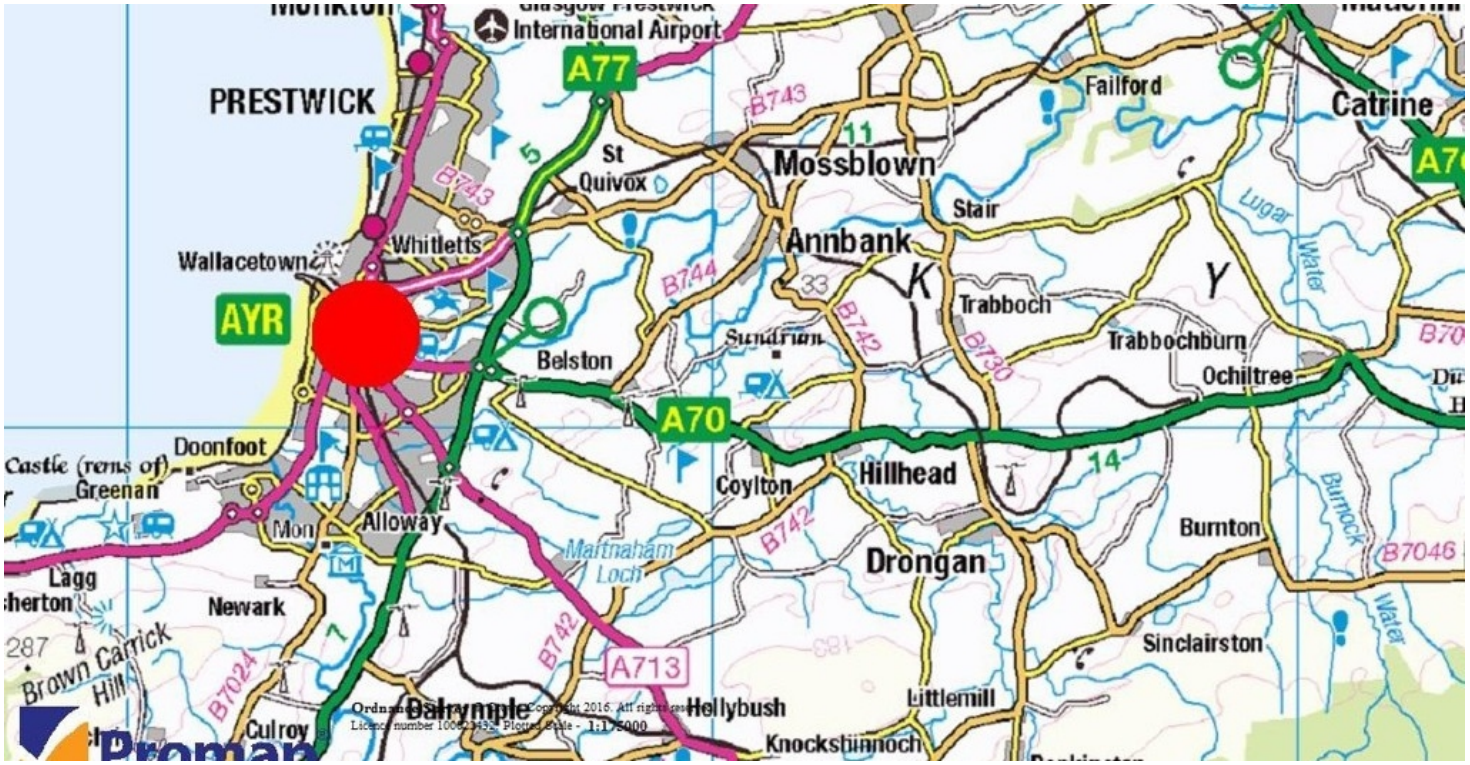
Total	501 Sq Ft	46.54 Sq M

VAT
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE
EPC rating 'E'. Certificate available on request.

QUOTING RENT
£250.00 Per Month

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in any transaction.



To arrange a viewing please contact:



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