TO LET
Serviced Office

GRAHAM SIBBALD



Trinity Business Spaces, 18 Wellington Square, Ayr, KA7 1EZ

- Modern furnished offices in central location
- 24-hour secure access
- Enterprise grade Wi-Fi and VOIP phone system
- Competitive leasing with flexible terms

The offices have been substantially refurbished and are centrally located in Ayr town centre and spread across four floors. The listed building has lots to offer, including 12 offices, close proximity to the beach, parking, video entry, a meeting room and many more useful facilities.

Trinity Business Spaces offer modern and contemporary furnished offices which are ideal for start-ups or small businesses. We present workspaces in a clean and professional setting. Trinity Business Spaces have a plethora of high standard amenities. Our units are centrally located and main transportation hubs are easily accessed.





LOCATION

Trinity Business Spaces is centrally located in Ayr. The A77 is only five-minutes away, meaning Prestwick Airport is close by. Transport links are available. Glasgow is around 35 miles away and Kilmarnock is only 15 miles away.

The office complex is well connected to other areas due to the train and bus stations. Due to its central location, expect to find an abundance of shops, cafes and restaurants nearby.

SIZE

Flexible office sizes available.

RENT

On application.

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

On application. Potential for 100% rates relief.

USE CLASS

Serviced Office

VAT

The rental is exclusive of VAT. VAT is not currently payable upon the rent or any other charges.

LEGAL COSTS

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

EPC

EPC rating 'D'. Certificate available upon request.

To arrange a viewing contact:



Deanna Hughes
deanna.hughes@g-s.co.uk
07771 066 816



Fraser Lang
fraser.lang@g-s.co.uk
07803 896 978

IMPORTANT NOTICE

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: October 2025