TO LET
OFFICE

GRAHAM SIBBALD



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

- New build, energy efficient property
- Self-contained office suites
- Full DDA accessibility
- Plentiful on-site parking

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 is situated approximately 14 miles south-west of Kilmarnock and 35 miles south-west of Glasgow. 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.



DESCRIPTION

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 had recently undergone redevelopment to create an interconnecting rear extension of steel portal frame construction, clad in profile metal sheeting and surmounted in a flat roof, with the ground floor suite available to let. The suite benefits from a dedicated entrance, kitchen area and WC facilities with a notable, local interior designer appointed to install the finishing touches.

Also available are two detached new build office properties of steel portal frame construction, clad in metal wall sheeting incorporating glazed sections and surmounted by mono-pitched roofs. Each studio benefits from ground floor and mezzanine accommodation, kitchen area and disabled WC facilities.

The site benefits from around 50 common car parking spaces in addition to attractive garden grounds and open outlook.

ACCOMMODATION

Ground Floor - **UNDER OFFER**	1,614 Sq Ft	149.94 Sq M
Studio 2 - **UNDER OFFER**	1,743 Sq Ft	161.92 Sq M
Total	3,357 Sq Ft	311.86 Sq M

VAT
The quoted rental is exclusive of VAT.

VAT is currently payable upon the rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE
Certificate available upon request.

QUOTING RENT
On Application

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

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

RATEABLE VALUE
The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.



To arrange a viewing please contact:



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