TO LET
SERVICED OFFICE

GRAHAM SIBBALD



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

- Self-contained, fully refurbished office suites
- Plentiful on-site parking
- Potential for 100% rates relief
- Suites from 12 sq m (from 129 sq ft)

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 comprises cellular office accommodation available on an all-inclusive basis with common WC and kitchen facilities.

The site will benefit from around 50 common car parking spaces upon completion in addition to attractive garden grounds.

ACCOMMODATION

Suites from	12 Sq M	129 Sq Ft

RATEABLE VALUE

The Rateable Value is to be reassessed.

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

VAT
The quoted rental is exclusive of VAT.

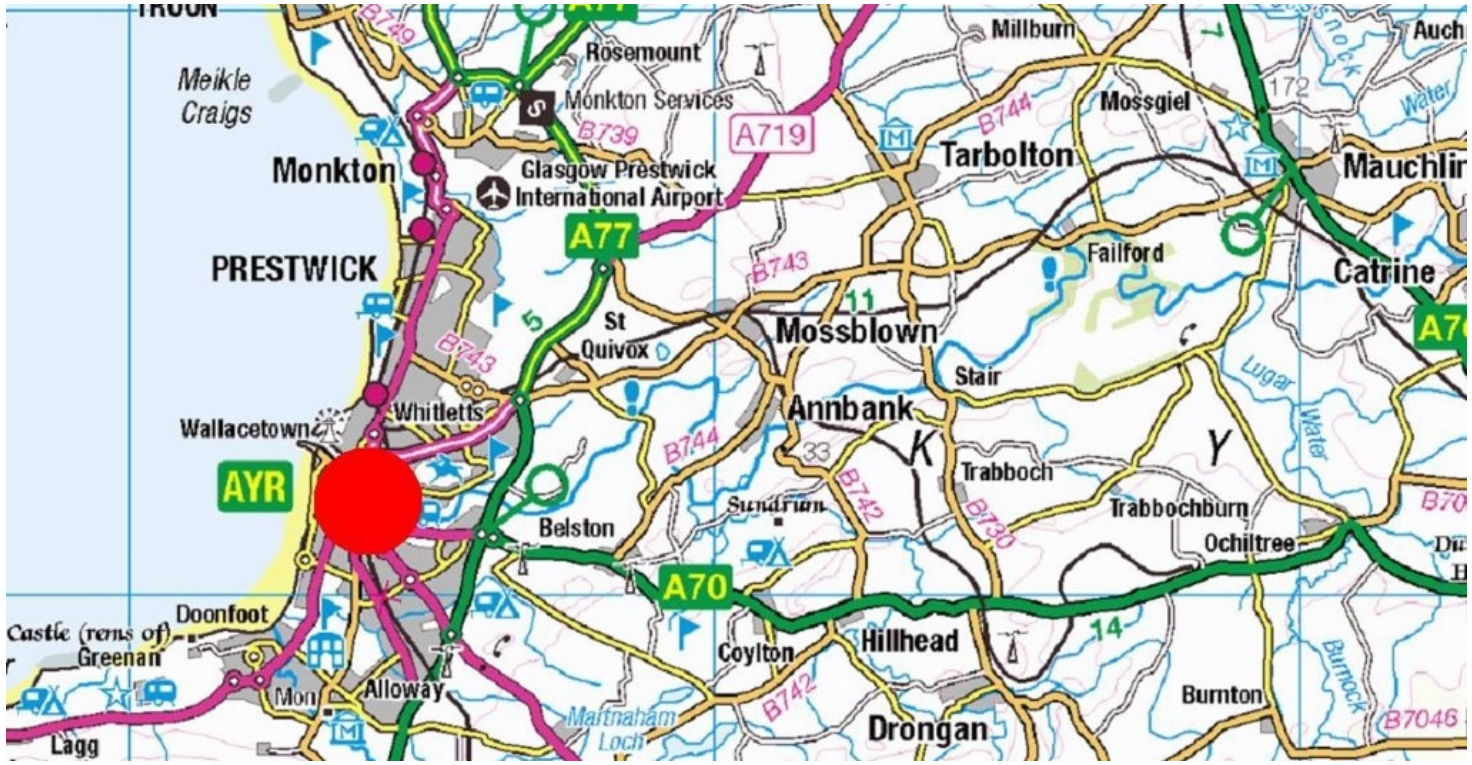
VAT is currently payable upon the rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE
Certificate available upon request.

QUOTING RENT
Rent on Application

TENURE
The premises are offered on Internal Repairing Only terms.

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



To arrange a viewing please contact:



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1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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Under HMRC and RICs regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.