

To Let

Self Contained Office
Suite

17 Wellington
Square, Ayr
KA7 1EZ



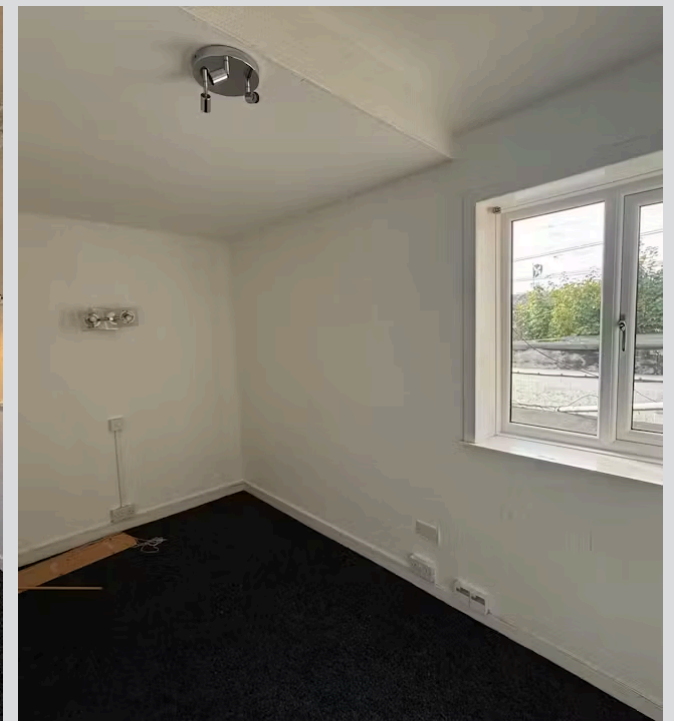
45.34 sq m
(488 sq ft)

- Established professional and office location in Ayr town centre
- Adjacent to Council HQ and Ayr Sheriff Court
- Private office with two main rooms
- Net internal area 45.34 sqm (488 sqft)
- 100% rates relief available
- Rent - £7,500pa

LOCATION

Wellington Square is an established mixed-use location, west of Ayr town centre, characterised by terraces of period townhouse buildings with a good mix of professional and service users. South Ayrshire Council headquarters are located in the County Buildings, just off the Square, with Ayr Sheriff and Justice of the Peace Courts a short distance from the property, making the location ideal for legal service users. There are several food and beverage businesses nearby.

There is on-street car parking including a two-hour period of free parking. The office is a 5 minute from Ayr bus station, and a 10 minute walk from Ayr railway station, which offers regular and fast services to Glasgow.



DESCRIPTION

The ground floor, left hand suite at 17 Wellington Square is a self-contained office, comprising of an open plan main office with front window on to Wellington Square and a private office with toilet towards the rear. Redecoration and the introduction of a kitchenette are planned prior to occupation.

The location is ideal for legal service users but the suite is suitable for a variety of uses subject to the necessary consents.

Indicative floorplans are provided.

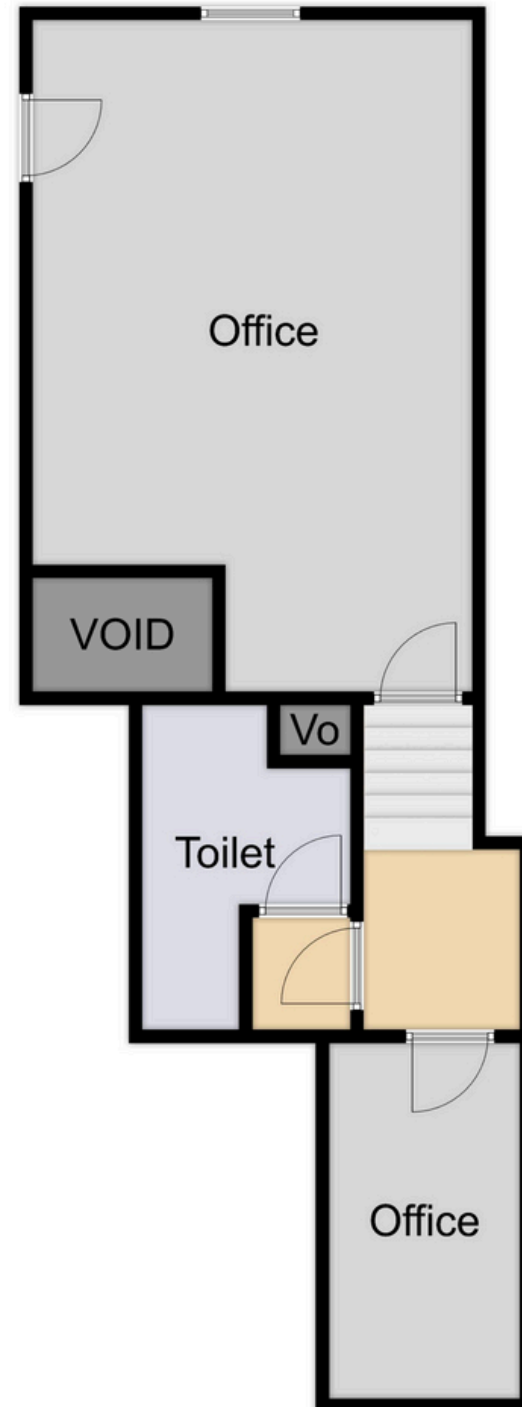
The property extends to a net internal floor area of 45.34 sqm (488 sqft), or thereby.

The rateable value is £6,200 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

Rental offers of £7,500 are invited, exclusive of utilities.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



NON-DOMESTIC RATES

Rates Payable: 100% Rates relief is available, subject to occupier status.

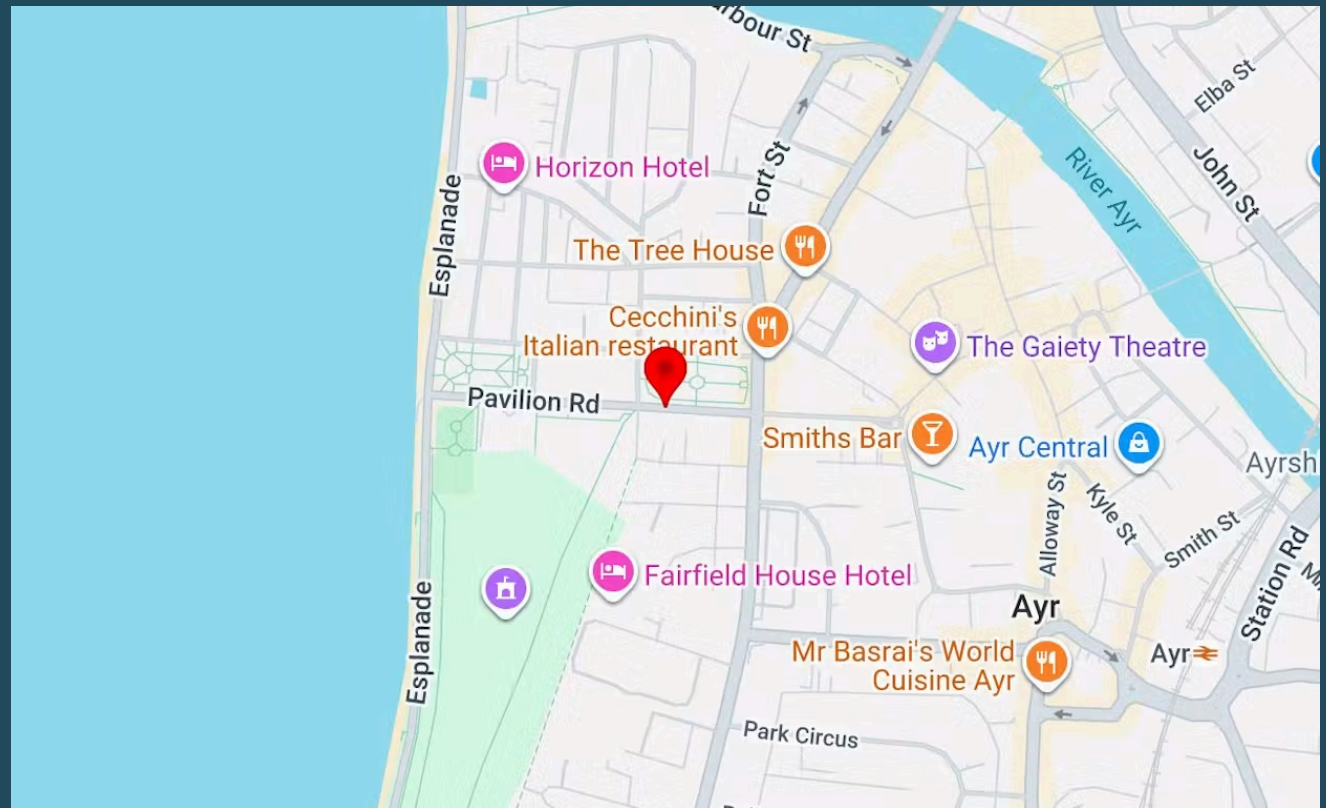
Rateable Value: £6,200

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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Make an enquiry

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DATE OF PUBLICATION: SEPTEMBER 2026