

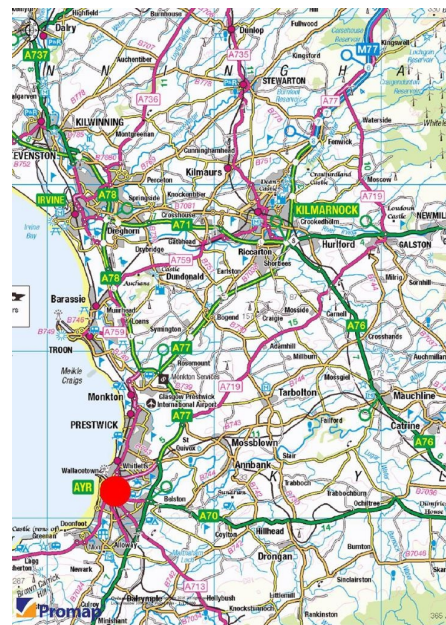


## Citadel House, 6 Citadel Place, Ayr, KA7 1JN

- Recently refurbished offices
- Rental inclusive of utilities, broadband and buildings insurance
- Potential for 100% rates relief
- Suites from 8.42 sq m (91 sq ft) to 47.00 sq m (501 sq ft)

Situated in a desirable commercial location on the outskirts of Ayr Town Centre and nearby to Ayr Beach, Citadel House offers flexible fully-renovated office's in addition to 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.



## 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 46,849 persons (Census 2011). 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 and benefits from the transport network via the A77/M77 to Glasgow, and the A70 linking into the M74 motorway. 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.

## SIZE

Suites from 8.42 sq m (91 sq ft) to 47.00 sq m (501 sq ft).

## TENURE

Leasehold.

## RENT

Suites from £300 pcm.

## USE CLASS

Office

## VAT

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

## LEGAL COSTS

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

## EPC

EPC rating 'E'. Certificate available on request.

## To arrange a viewing contact:



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## IMPORTANT NOTICE

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