



**TO LET**

**Flexible Office Premises**

**Available in Whole, by Floor or Suite**

**Fully DDA Compliant**

**Ample Dedicated Parking Provisions**

**Excellent Transport Links**

**Flexible Lease Terms Available**

**Up to 3921.08 Sq M (42,207 Sq Ft)**

**Rent From: £3psf**



**WHAT 3 WORDS**

**RUSSELL HOUSE, 8 KING STREET, AYR, KA8 0BE**

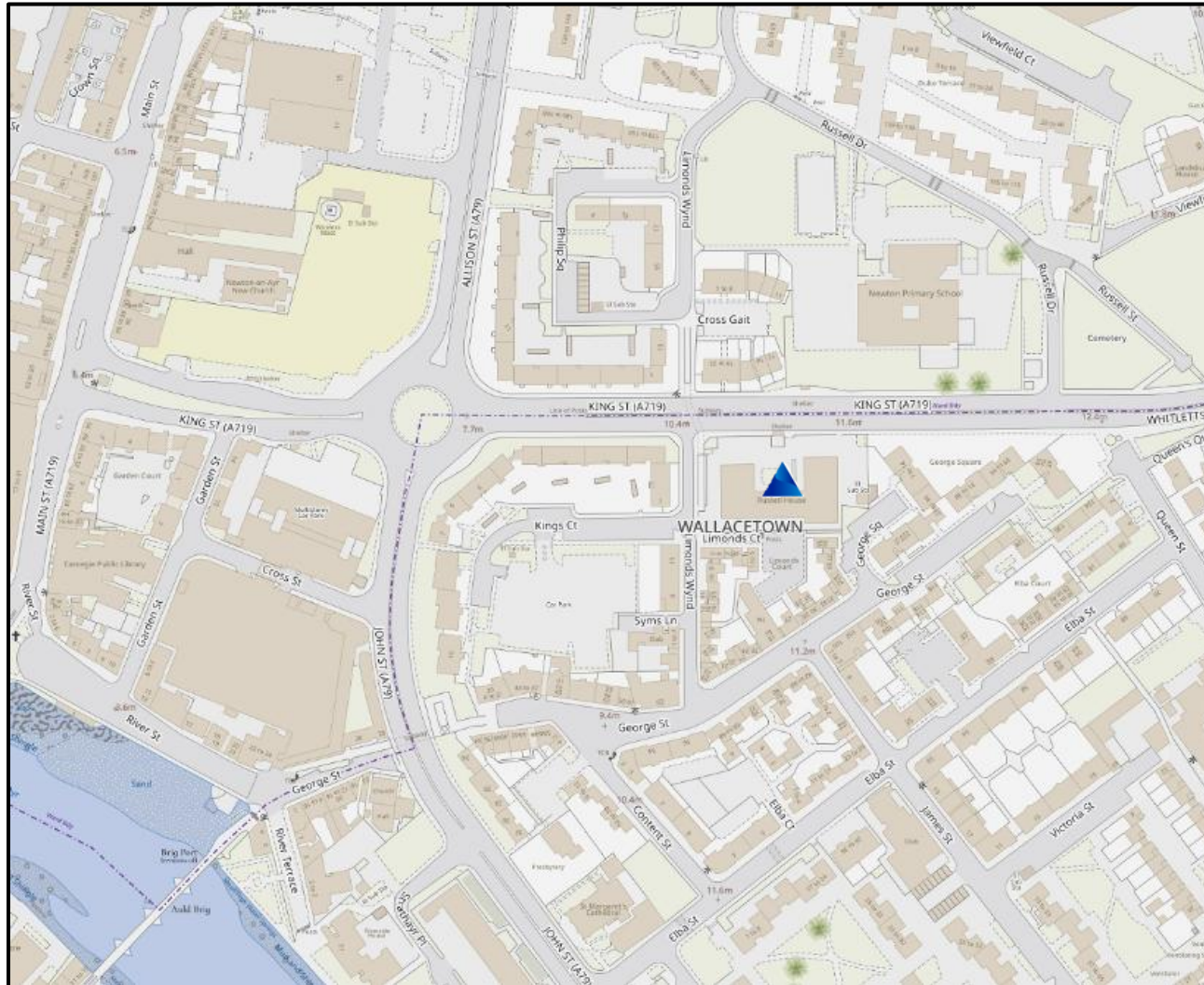
**CONTACT: Daniel Bryson BSc (Hons) | [d.bryson@shepherd.co.uk](mailto:d.bryson@shepherd.co.uk) | 07831 883 226 | [www.shepherd.co.uk](http://www.shepherd.co.uk)**





# Location

RUSSELL HOUSE, KING STREET, AYR, KA8 0BE



The subjects are situated in Ayr, a popular town on the West Coast of Scotland, with a population of approximately 46,800 persons.

Ayr benefits from strong transport links with the A77 & A70 nearby providing access to The West Coast, Glasgow and Scotland's wider motorway network. Ayr Train Station is located approximately 0.8 miles from the subject property, offering frequent services to Glasgow Central Station as well as Prestwick International Airport.

More specifically, the subjects occupy a prominent position on King Street which acts as one of the main vehicular thoroughfares within Ayr. The surrounding area benefits from a blend of residential and commercial operators including Aldi, Lidl and McDonald's.



[FIND ON GOOGLE MAPS](#)



# Description

RUSSELL HOUSE, KING STREET, AYR, KA8 0BE



The subjects comprise a standalone business centre, spanning across 4 stories, previously utilised as a government Tax Office and wider business centre.

The subjects benefit from secure key-fob and buzzer entry via a reception area upon entry. The property also benefits from 2 DDA compliant lifts servicing all floors.

Internally, all suites are of generally comparable fit-out with carpet floor covering, plastered and painted walls and suspended tiled ceilings with a combination of LED and Halogen lighting panels throughout.

Any areas that require refurbishment will be carried out by the landlord at no extra cost to a new tenant(s).

A boiler room, accessible externally to the rear, services the entire building with Gas Central Heating. The subjects also offer Air Conditioning ceiling panels interspersed throughout.

Externally the subjects offer 40 dedicated car parking spaces, accessible via Limmond's Wynd, just off King Street.



	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	980.27	10,552
<b>First Floor</b>	980.27	10,552
<b>Second Floor</b>	980.27	10,552
<b>Third Floor</b>	980.27	10,552
<b>Total</b>	<b>3,921.08</b>	<b>42,207</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## RENT

Our client is seeking offers in excess of £3 per square foot per annum on the basis of fully repairing and insuring lease terms.

The property is available in its entirety, on a floor-by-floor basis, or as individual suites, subject to agreement.

## PLANNING

We understand that the property benefits from Planning Permission for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## RATEABLE VALUE

The subjects have multiple entries by the Scottish Assessors Association given their current use as a business centre. Further details are available at:

[Scottish Assessors – Scottish Assessors Association](#)

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Daniel Bryson BSc (Hons)**  
[d.bryson@shepherd.co.uk](mailto:d.bryson@shepherd.co.uk)



**Kevin Bell BSc (Hons) MRICS**  
[Kevin.Bell@shepherd.co.uk](mailto:Kevin.Bell@shepherd.co.uk)

**Shepherd Chartered Surveyors**  
22 Miller Road, Ayr KA7 2AY  
t: 01292 267987 Option 2



## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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