

MODERN OFFICE PAVILION

- > 1ST FLOOR SUITE
- > BUILT TO AN EXCELLENT STANDARD
- > PRIVATE CAR PARKING AVAILABLE
- > HIGHLY ACCESSIBLE LOCATION
- > £18,500 P.A.

TO LET

8 FORBES DRIVE, AYR, KA8 9FG

CONTACT: Patrick Cairney p.cairney@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The offices are located on the junction of East Road and Forbes Drive less than 5 minutes by car from the Whitletts roundabout on the A77. This location offers excellent road links to Glasgow and more locally between Ayr and Prestwick. Heathfield Retail Park is close by as is an Asda foodstore.

Ayr is the principal settlement in the South Ayrshire Council area having a resident population of around 46,800.

THE PROPERTY

Comprises the first floor of a modern detached office pavilion, set within a group of 4 similar buildings, finished to an excellent standard having raised floors, double glazed curtain walling, composite insulated walls and roof.

Access is gained by means of an attractive entrance vestibule and an open tread stair/platform lift.

The accommodation is flexible but currently includes an open plan area off which are 2 private offices with glazed partitions. There is also a large open plan room immediately adjacent.

Ladies, gents and disabled toilets are provided.

4 private spaces are available immediately to the front of the building.

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £20,000.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

Our clients are seeking a minimum 3 year lease on full repairing and insuring terms.

RENT

Rental offers in excess of **£18,500 p.a.** are sought.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

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.

8 FORBES DRIVE, AYR

ACCOMMODATION	SqM	SqFt
	172	1,851
TOTAL	172	1,851

The above areas have been calculated on a net internal area basis.



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

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
Patrick Cairney p.cairney@shepherd.co.uk Arlene Wallace a.Wallace@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JANUARY 2020**