



Block A Units 1 & 2, Cunningham House, St Quivox, Ayr, KA6 5HQ

- Modern ground floor office suite
- Car parking
- Conveniently located off the A77
- Potential for 100% rates relief
- 25.46 sq m (274 sq ft)

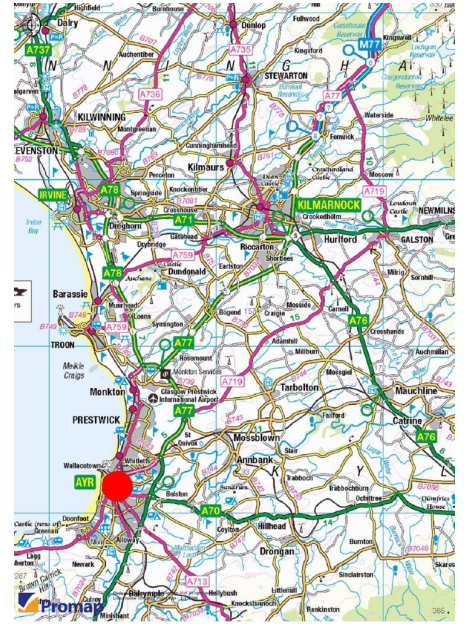
Cunningham House comprises a detached single storey office property of brick/block construction, surmounted by a combination of pitched/slanted and flat roofs.

Access to the modern common reception area is gained via double aluminium doors leading to a common reception hallway.

There is a newly installed common kitchen/social area featuring various integrated appliances and panoramic countryside views. Modern WC facilities are also provided.

The property further benefits from CCTV and security alarm systems and car parking, including EV charging stations.

Units 1 and 2 offer modern, open plan office accommodation while benefitting from fresh decoration, modern carpet tiles, a modern suspended ceiling featuring recessed LED lighting and PVC double glazed windows.



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.

The subjects are conveniently accessed off the A77, the primary arterial route from Glasgow to Stranraer and the south west. Access to the premises is northbound on the A77 between Sandyford Toll to the north (A77/A719) and Whitletts Roundabout to the south (A77/A719).

The site borders Glasgow Prestwick International Airport in addition to local farmland. Surrounding occupiers are generally commercial in nature and include Cairllum Care, Westgale Ltd Building Contractors and Highfield Business Centre.

SIZE

Floor	Sq Ft	Sq M
Units 1 & 2	274	25.46

RENT

£4,100 per annum.

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £1,400. The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Office

VAT

The rental price quoted is exclusive of VAT. VAT is not currently payable upon the rental price and any other charges.

LEGAL COSTS

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

EPC

Certificate available upon request.

To arrange a viewing contact:



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IMPORTANT NOTICE

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