



Indicative purpose only

## D C I T I

Boswell House is a prominent Town Centre mixed office and retail building. The property is currently undergoing a comprehensive and high quality refurbishment with specification including: new common entrances and door entry systems, upgraded male and female w/c's on each floor, passenger lift, suspended ceilings with LG7 compliant lighting and a new heating system.

The second and third floors offer open plan accommodation while the first floor provides individual suites from 150 sq.ft. An availability schedule can be made available on request.

## C T I

Boswell House lies at the junction of Arthur Street and Boswell Park in Ayr Town Centre, set amongst a variety of licensed, leisure, retail and office users including Spar, Mecca Bingo and British Telecom. A large public car park lies adjacent to the property on Boswell Park.

## CC D T I

Approximate net internal floor areas are as follows:

First Floor	441.29 sq.m	(4,750 sq.ft)
Second Floor	441.29 sq.m	(4,750 sq.ft)
Third Floor	441.29 sq.m	(4,750 sq.ft)
<b>Total NIA:</b>	<b>1,323.87 sq.m</b>	<b>(14,250 sq.ft)</b>



(indicative floor plan)

# T T I

Ayr is the principle town in South Ayrshire region with a population of around 47,000 persons. The town benefits from extensive transport links:-

## D

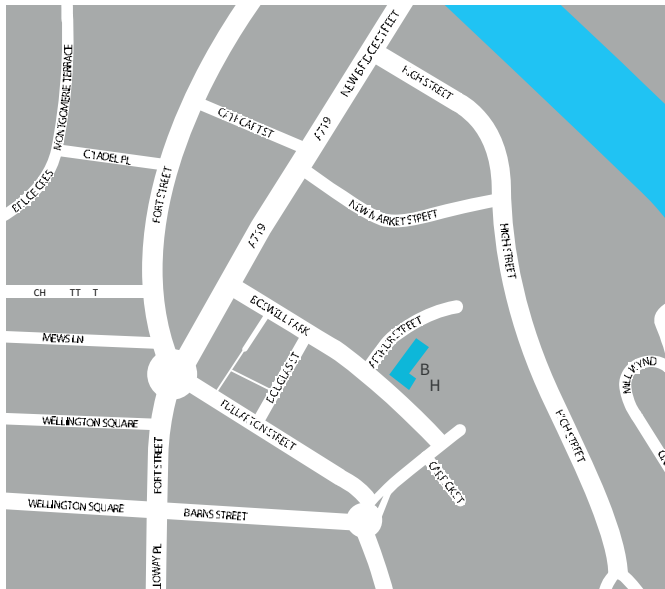
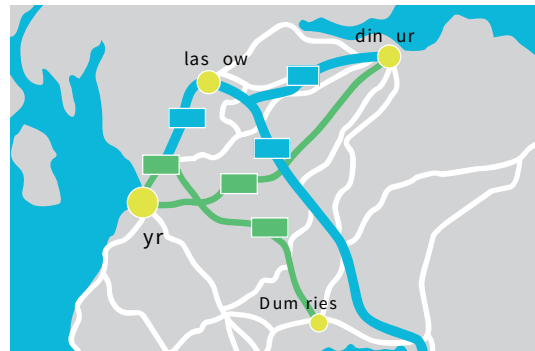
Glasgow is 45 minutes drive time via the A77/M77

## I

Daily departures every 30 minutes to Glasgow with an approximate journey time of 55 minutes

## I

Nearby Prestwick International Airport offers a wide range of connections to UK and European destinations.



# I I D TH

# I TI

Viewing is strictly by appointment and arrangements should be made by contacting the joint letting agents:

stephen@beaconbrooke.com  
0141 278 6420

anthony.zdanowicz@dmhall.co.uk  
01292 268055



**T**  
Suites are available on new FRI Lease terms with duration to be mutually agreed.  
Rent/price details will be provided upon request.

**C**  
A copy of the energy performance certificate can be made available on request.

**T**  
All prices quoted are exclusive of VAT, where applicable.

**C T**  
Each party will bear their own legal costs with the ingoing tenant responsible for registration dues and LBTT.