

**TO LET** | FULLY REFURBISHED  
OFFICE ACCOMMODATION

# BOSWELL HOUSE

Arthur Street, Ayr KA7 1QJ



## DESCRIPTION

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.

## ACCOMMODATION

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>



- Town centre location
- Full refurbishment underway
- Total Net Internal Area of 1,323 sq. m (14,250 sq. ft)
- Self-contained floors of 441 sq. m (4,750 sq. ft)

- Individual suites available from 14 sq. m (150 sq. ft)
- Competitive, all-inclusive rents
- Flexible lease agreements
- On-site parking

An availability schedule can be made available on request.

## LOCATION

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.



## TRANSPORT LINKS

Ayr is the principle town in South Ayrshire region with a population of around 47,000 persons.

### The town benefits from extensive transport links:-

#### ROAD

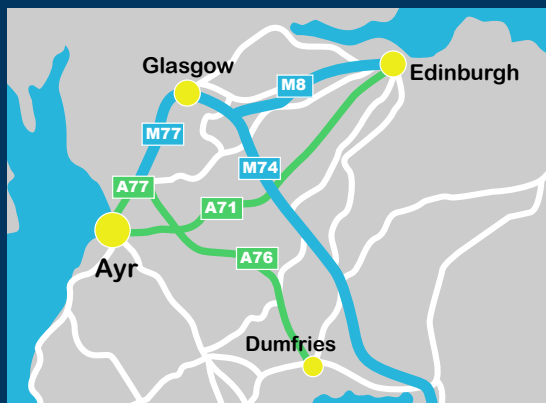
Glasgow is 45 minutes drive time via the A77/M77

#### RAIL

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

#### AIR

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



#### LEASE TERMS

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

#### VAT

All prices quoted are exclusive of VAT, where applicable.

#### ENERGY PERFORMANCE

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

#### LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

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

Stephen McIntyre  
0141 332 2292  
stephen@mcintyreproperty.com

Anthony Zdanowicz  
01292 268055  
anthony.zdanowicz@dmhall.co.uk



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