

TO LET
OFFICE

 **GRAHAM
SIBBALD**



**5 Monkton Road, Prestwick, KA9
1AP**

- Independent office accommodation
- Prominent town centre location
- Flexible lease terms

LOCATION

Prestwick is situated within the South Ayrshire Council area and has a resident population of approximately 14,570 persons (Census 2022). Prestwick is the second largest town within South Ayrshire and is located approximately two miles to the north of Ayr, four miles east of Troon, 13 miles south-west of Kilmarnock, and 35 miles south-west of Glasgow, connected by the A78 and A77/M77 trunk roads respectively.

The subjects are located in the town of Prestwick, situated west of Monkton Road/A79 close to the T-junction with Kirk Street and Alexandra Avenue. The surrounding area is predominantly commercial and residential in nature with surrounding occupiers including Costcutter/BP Filling Station incorporating Stone Willie's Kitchen, Holts Garage, Boots, Domino's Pizza and Costa Coffee.



DESCRIPTION

The subjects comprise office accommodation contained within a single storey semi-detached building of brick/red sandstone construction, rendered externally in part beneath hipped, pitched and slated roofs.

Internally, the office comprises of individual private office suites with communal kitchen and wc facilities.

The rental rate is inclusive of insurance, electricity and gas.

ACCOMMODATION

Office 1 - LET	154 Sq Ft	14.31 Sq M
Office 2	122 Sq Ft	11.33 Sq M
Office 3	154 Sq Ft	14.31 Sq M
Office 4	134 Sq Ft	12.45 Sq M
Office 5 - LET	153 Sq Ft	14.21 Sq M
Total	717 Sq Ft	66.54 Sq M

RATEABLE VALUE

Each office suite to be reassessed for rates which will be the responsibility of the tenant. It is anticipated that 100% Business Rates Relief may be available.



VAT

The rental is quoted exclusive of VAT.

VAT is currently payable upon the rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE

EPC rating 'F'. Certificate available upon request.

QUOTING RENT

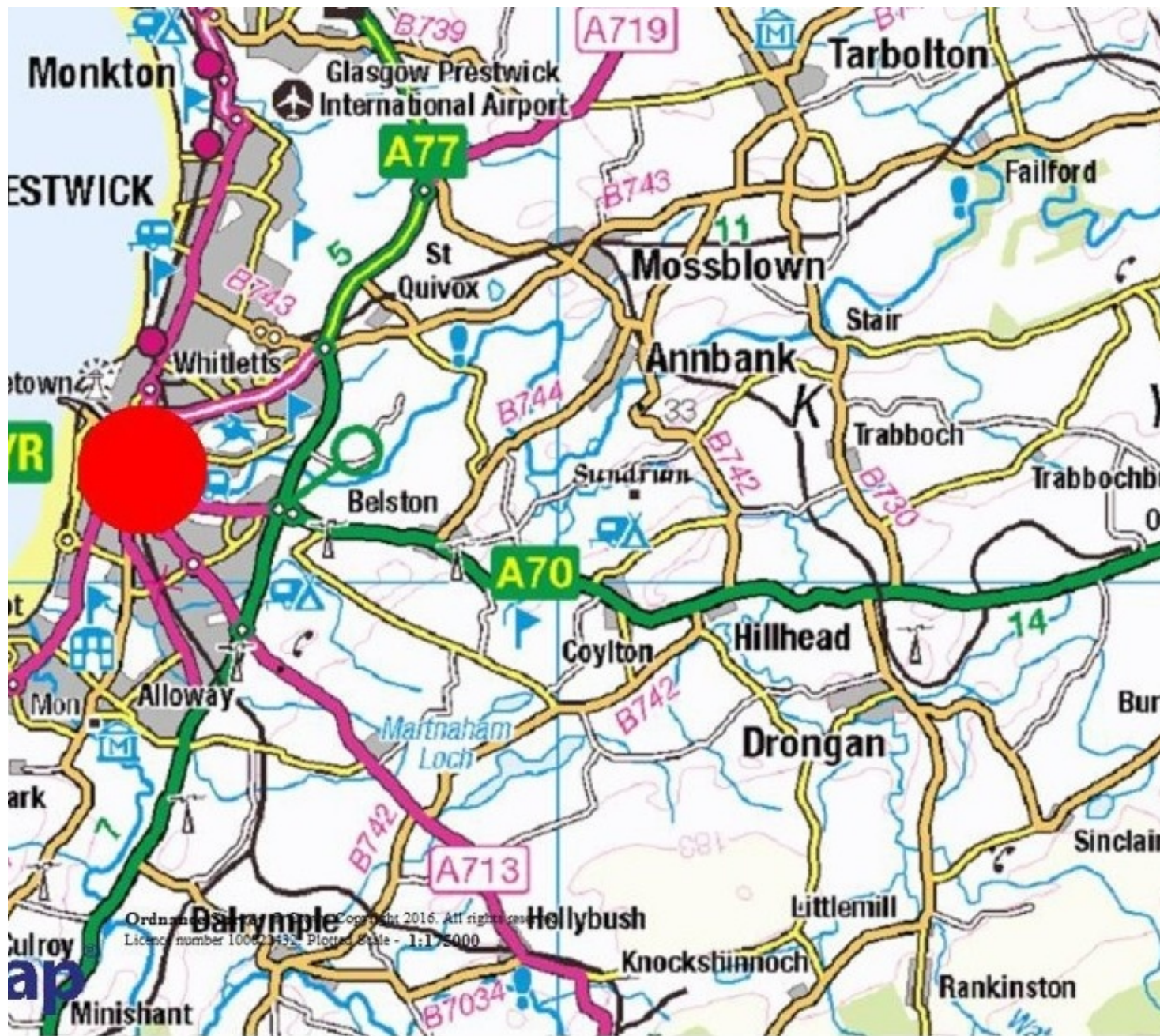
£400.00 per calendar month per office

TENURE

The premises are offered on Internal and Insuring terms.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.



To arrange a viewing please contact:



DEANNA HUGHES
Deanna.Hughes@g-s.co.uk
07771 066 816



FRASER LANG
Fraser.Lang@g-s.co.uk
07803 896 978

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1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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