

TO LET - OFFICE

MAUCHLINE BUSINESS CENTRE

17 Earl Grey Street, Mauchline, KA5 5AB



Key Highlights

- Fully serviced
- Refurbished common parts in the building
- External fabric of the building recently restored
- Benefits from an abundance of local amenities
- High Street frontage
- Well connected to wider Ayrshire

Summary

Available Size	100 to 1,500 sq ft
Business Rates	Available upon request
Service Charge	Available upon request
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Mauchline Business Centre is an excellently presented town house located in the Mauchline Town Centre. The property provides main street access via a secure and automated entry system. Internally the property is in refurbished condition, offering occupiers modern communal spaces and welfare facilities. The office suites are fully serviced, and the rent includes power, broadband, heating and cleaning. All suites benefit from ample natural light.

Location

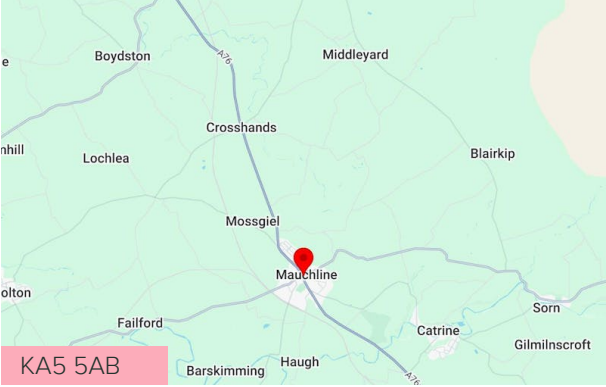
Mauchline is located within East Ayrshire, situated to the south of Kilmarnock and to the east of Ayr. Mauchline Business Centre is located within the Town Centre, allowing tenants to benefit from the town's excellent local amenities.

Mauchline has excellent public transport connectivity, with a regular bus service from the Town Centre and national train links from Auchinleck Train Station nearby.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - 1st Floor Office	250	23.23	Available
Ground - Ground Floor Office	1,500	139.35	Available
1st - 1st Floor Office 1.1	100	9.29	Available
Total	1,850	171.87	



Viewing & Further Information



Michael Brown

0141 266 2010 | 07809231449

mike@mcb-property.com



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