

# TO LET : FLEXIBLE OFFICES AND HOT DESKS

'CORE SPACE' 62 VIEWFIELD ROAD AYR KA8 8HH



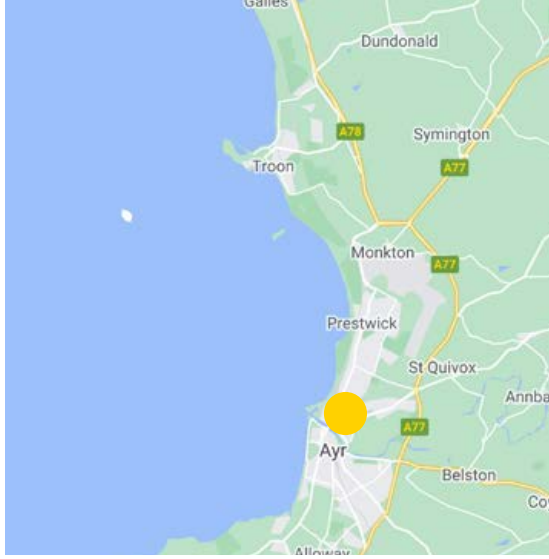
Close Ayr Town Centre and main amenities  
Relaxed office environment with high quality finishes  
Well equipped 'in house' gym with showers  
Bike store and car parking available

Hot desks available with affordable monthly subscription  
Private offices from 13 sqm - 73 sqm (138 sqft - 790 sqft)  
Flexible, inclusive terms

**DM HALL**  
CHARTERED SURVEYORS  
COMMERCIAL DEPARTMENT  
15 MILLER ROAD, AYR, KA7 2AX  
01292 268055

## LOCATION

Located on the northern outskirts of Ayr Town Centre, 'CORESPACE' is ideal for cyclists and drivers with easy access on to the main roads in Ayr heading north to Prestwick and east to the A77. Ayr Town Centre is a 10 minute walk with Newton-on-Ayr railway station only 5 minute walk away offering regular services to Ayr and Glasgow. The nearby retail park includes a Lidl and a Greggs.



## DESCRIPTION

'CORESPACE' is Ayr's newest office location offering a relaxed environment and an ethos of Work, Body and Mind.

Developed within a former warehouse, 'CORESPACE' offers a series of private rooms and hot desking opportunities with many of the industrial features retained.

- Private rooms from 13 sqm to 73 sqm (138 sqft to 790 sqft)
- Open plan 'hot desk' areas
- Secure door entry system
- Well-presented throughout
- 24/7 access 365 days per year
- Bookable meeting room
- Quality common areas and 'break out' room
- Well-equipped gym with showers
- Bike storage and car parking available
- Free tea and coffee
- Media/Podcast room
- Creative room



GROUND FLOOR



FIRST FLOOR



## TERMS

Available on flexible terms at competitive, inclusive rates. See our schedule of availability for further details. Service charges of £50 per month apply for gym use and coffee/tea facilities.

## EPC

EPC available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

Anthony Zdanowicz

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**DM HALL**  
CHARTERED SURVEYORS



Suite	Area Sq.m	Area Sq.ft	Rate (pcm)	
G/1		235	£350	Open plan office
G/2		138	£300	Open plan office
G/3		194	£350	Open plan office
G/4		475	£700	Mezz office (under development)
1/1		304	£400	Side view, open plan office
1/2		252	LET	Front view, open plan office
1/3		480	£700	Side view, 4 rooms & private kitchen
1/4		430	£550	Rear view, open plan office
1/5		790	£650	Rear view, open plan office and private room
1/6		390	£495	Front view, loft style office

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