



38 Townhead Street Cumnock

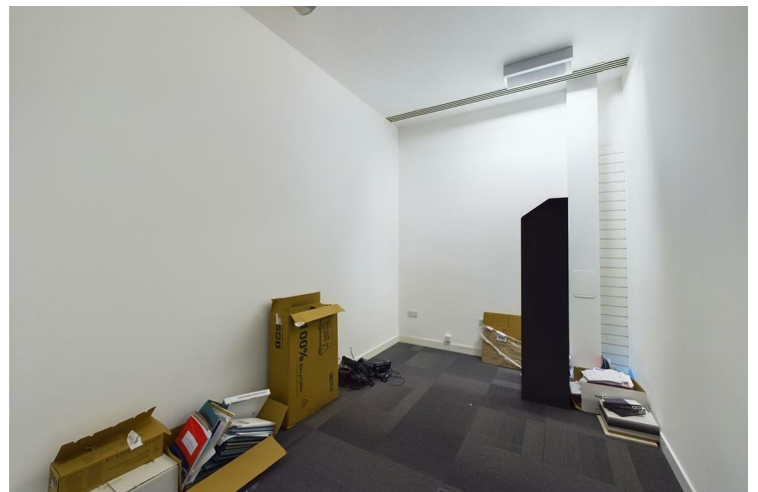
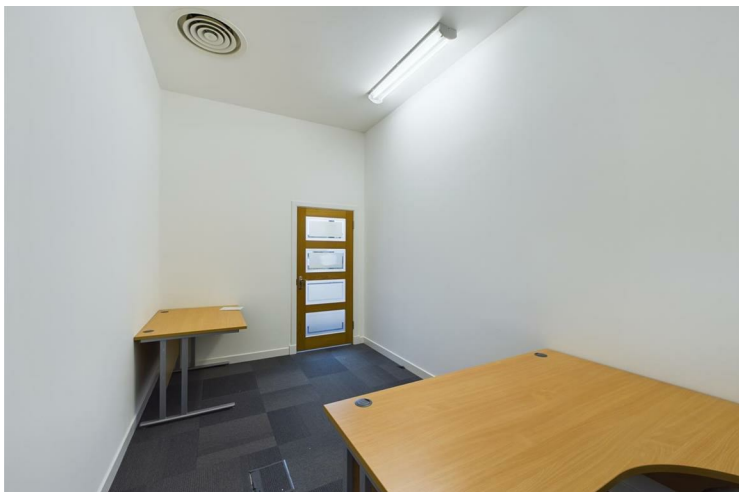
£1,200 Per

Welcome to this versatile office space located on Townhead Street in the charming town of Cumnock. This property offers a unique opportunity for professionals seeking a well-situated environment for their business, the layout is both functional and efficient, making it suitable for a variety of uses.

The office is ideal for financial advisors, solicitors, or health professionals such as psychiatrists and physiotherapists. Its design allows for a welcoming reception area, perfect for meeting clients and conducting consultations. The location on Townhead Street ensures good visibility and accessibility, making it convenient for both clients and staff.

Cumnock is a vibrant town with a rich history and a strong community spirit, providing a supportive backdrop for your business. The surrounding area offers a range of amenities, including shops, cafes, and transport links, enhancing the appeal of this office space.

This property presents an excellent opportunity for those looking to establish or expand their professional practice in a prime location. Do not miss the chance to make this office your own and benefit from the thriving local environment.

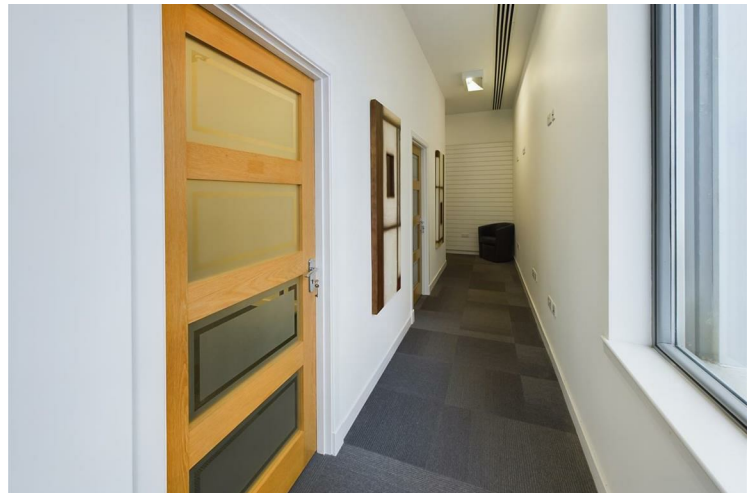


- Prime Town Centre Location • Free Parking • Window Space Available • Perfect for professionals • Ideal for meetings

2 x Office Units to Let in Cumnock Town Centre. Discount available if both units leased. Possible shared use of reception area. Use of Toilet and staff canteen also included in the price.


Scope to combine the 2 smaller units into one, utility costs shared.

For full details, please contact us directly.



- Well-presented office • No renovations needed • Central Cumnock location • Viewing recommended • Suitable for therapists or advisors



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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