

# UNIT 8 THE ENTERPRISE PARK



OFFICE/INDUSTRIAL



## FORRES IV36 2AB

**TO LET**

- ON THE INSTRUCTIONS OF HIGHLANDS AND ISLANDS ENTERPRISE.
- MODERN DETACHED ADVANCED MANUFACTURING UNIT WITH CAR PARKING.
- NET INTERNAL AREA: 283.77 SQ.M/3,054 SQ.FT OR THEREBY.



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# UNIT 8 THE ENTERPRISE PARK FORRES

## LOCATION

The property is located within The Enterprise Park on the outskirts of the town of Forres with good access to the A96 Inverness/Aberdeen trunk road. The Enterprise Park is located between Scotland's oil capital Aberdeen and the Highland's capital city Inverness. Adjacent to the A96, the Park is well linked by road and air to other parts of the UK. Train services connect to Glasgow and Edinburgh at least 12 times each working day, with journey times from just 4 hours.

## DESCRIPTION

The property comprises an attractive purpose built Advanced Manufacturing Unit completed to a modern design and high specification.

## ACCOMMODATION

The accommodation comprises:  
Manufacturing Area, Entrance Vestibule, Reception, Open Plan Office Area, Office, Shower Room, WC facilities, Cleaners Cupboard, Staff Room, Communications Room and Plant Room.

Net Internal Area: 283.77 sq.m/3054 sq.ft or thereby.  
(Manufacturing/Plant Area: NIA 167.22sq.m/1,800sq.ft or thereby).  
(Office and Staff Room: NIA 116.55 sq.m/1,254 sq.ft or thereby).

## SERVICES

The property is connected to mains electricity and water with drainage to the public sewer. Central heating is provided by way of under floor heating fired by a ground source heat pump.

## RATEABLE VALUE

The Rateable Value of the property is £20,750.

## LEASE TERMS

The subjects are available on full repairing and insuring terms for a minimum period of 5 years. Any lease period in excess of 5 years will be subject to 5 yearly rent reviews. We understand that the permitted use of the subjects will be restricted to Classes 4, 5 & 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

## RENTAL

A Rent of £19,800 per annum plus VAT is sought for the subjects.

## GENERAL

It should be noted that Highlands and Islands Enterprise in addition to rent will consider employment prospects and economic benefits arising out of any proposed use. They are not under any obligation to accept the highest or indeed any offer. To find out more about the Enterprise Park, Forres please visit [www.enterpriseparkforres.co.uk](http://www.enterpriseparkforres.co.uk).

## LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs in preparing the lease, any Stamp Duty Land Tax and cost of registration of the lease along with the provision of two extract copies.

## ENTRY

By mutual arrangement.

## ENERGY PERFORMANCE CERTIFICATE

B+

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## VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs  
Graham + Sibbald

Andrew Rose  
Email: [arose@g-s.co.uk](mailto:arose@g-s.co.uk)

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## CONTACT:

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## IMPORTANT NOTICE

Please read carefully

1. These particulars are intended as 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.

2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property.

Intending Purchasers/Tenants take the property as they find it.

3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

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