

UNIT 10 THE ENTERPRISE PARK



+ Graham
Sibbald

OFFICE



FORRES IV36 2AB

TO LET

- ON THE INSTRUCTIONS OF HIGHLANDS AND ISLANDS ENTERPRISE
- RECENTLY COMPLETED DETACHED OFFICE
- NET INTERNAL AREA 484.38 SQ.M/5214 SQ.FT OR THEREBY
- FULL REPAIRING AND INSURING TERMS



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UNIT 10 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 a detached single storey office block which has been completed to a modern design and high specification. It is suitable for sub-division into five units, but our clients preference is to lease the subjects as a whole. It has achieved a BREEAM "Excellent" rating and will provide premises which are cost effective to run in terms of energy usage and maintenance requirements.

ACCOMMODATION

At present the property comprises an open floor plan arrangement with ancillary accommodation including toilets facilities, together with two separate changing rooms with changing facilities. The Net Internal Area is 484.3 sq.m/5214 sq.ft or thereby. If sub-divided each unit would be approximately 90 sq.m/969 sq.ft. To be confirmed.

SERVICES

We understand the subjects are connected to mains electricity and water supplies with drainage to the public sewer. The heating system will comprise radiators run off an air source heat pump.

RATEABLE VALUE

To be confirmed.

LEASE TERMS/SUB DIVISION/USE

The offices are available as a whole or potentially sub-divided into five individual sites. The premises are available to let on full repairing and insuring terms for a minimum lease 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 Classe 4 Business. This in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

RENTAL

A Rent of £52,000 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.

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+

TO LET OFFICE



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs
Graham + Sibbald

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Weybridge

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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.