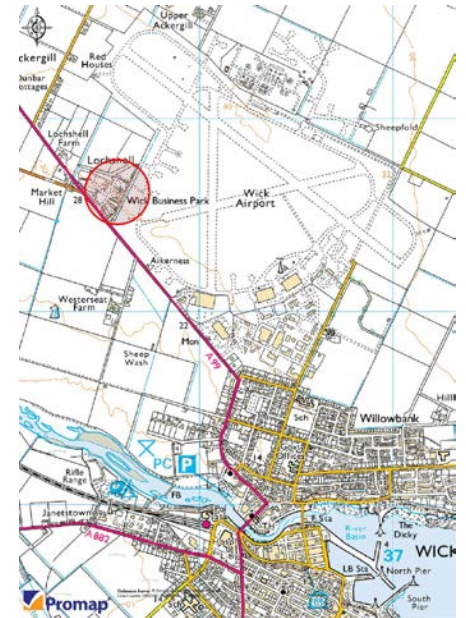




Unit 7, Wick Business Park, Wick, KW1 4QR

The subjects benefit from the usual raised access floors incorporating power and data communications infrastructure and suspended ceilings within inset category 2 lighting.

- Modern office/ call centre
- NIA: 335.69 sq.m / 3,613 sq.ft or thereby
- On the instructions of Highlands & Islands Enterprise



LOCATION

The subjects are situated within the Wick Business Park which lies on the northern outskirts of Wick, on the A99 Inverness / John O'Groats road.

DESCRIPTION

The subjects benefit from the usual raised access floors incorporating power and data communications infrastructure and suspended ceilings within inset category 2 lighting.

ACCOMMODATION

The accommodation comprises: entrance foyer, two large open plan office spaces, gents WCs, ladies WCs, disabled WCs, kitchen / staff room, communications room, plant room and cleaners store.

The total Net Internal Area is 335.69 sq.m / 3,613 sq.ft or thereby.

SERVICES

The property is connected to a metered mains water supply, mains electricity with drainage being to the main sewer.

LEASE TERMS

The property is available for lease for a minimum period of 5 years or longer on full repairing and insuring terms. A lease period in excess of 5 years will be subject to 5 yearly rent reviews. A service charge exists covering the costs of landscape maintenance of the business park as a whole.

PRICE

A price of £160,000 is sought for the subjects as a whole.

RENT

Offers of rent in excess of £25,000 per annum are sought for the property or alternatively consideration would be given to letting as two individual units at £12,500 per annum per unit.

VAT

All figures quoted are net of VAT.

SALE TERMS

It will be a material condition of any sale that the purchaser enter into a Section 32 Agreement with the seller so that future use of the subjects is restricted to Use Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997

GENERAL

HIE's decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest or indeed any offer. Further, HIE has a duty to respond to Asset Transfer Requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a Best Value basis when there is a community interest in the property. We will notify interested parties if bids will be valued on a Best Value basis prior to setting a closing date. For more information see <http://www.hie.co.uk/community-support/community-assets/asset-transfer-requests.html>

ENTRY

By mutual agreement

ENERGY PERFORMANCE CERTIFICATE

D

To arrange a viewing contact:



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IMPORTANT NOTICE

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.
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6. Date of Publication: October 2019