



Fyrish House, Dail Nan Rocas, Alness, IV17 0XS

Flexible office space with car parking.

- Modern offices with car parking
- Extending to 908.37 sq.m / 9,777 sq.ft (NIA) or thereby
- Individual suites ranging from 187 sq m to 908 sq m (NIA)
- Flexible lease terms available



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



LOCATION

The subjects are located in a high class Business Park development known as Dail Nan Rocas on the eastern outskirts of the Easter Ross town of Alness.

Alness is situated approximately 22 miles north of Inverness and is within 0.5 miles of the A9 trunk road connecting Inverness with Wick and Thurso. The subjects are also within 5 miles of Invergordon Port. Surrounding occupiers include BT and Grants of Dalvey Ltd.

DESCRIPTION

The subjects form a two storey detached purpose built modern office/call centre premises of modern steel frame construction. The subjects benefit from raised access floors incorporating power and Cat 5/5e data network cabling.

Internally, the subjects are fitted out to a good standard including a two storey feature glazed reception area. The office space is split between four suites with two suites on each floor, either side of the reception area.

ACCOMMODATION

The accommodation comprises of:

	Sq M	Sq Ft
Ground Floor North Suite	259.11	2,789
Ground Floor West Suite	269.88	2,905
1st Floor North Suite	205.13	2,208
1st Floor West Suite	181.16	1,950

SERVICES

The property is connected to mains water supply, mains electricity and private LPG gas supply with drainage being to the main sewers.

RATEABLE VALUE

Ground Floor West - £25,000
Remaining Office Space - £65,000
(Subject to review)

Discounts may be available through the Scottish Government's Fresh Start scheme

SALE TERMS

Provided on application.

LEASE TERMS

The property will be let on full repairing and insuring terms. Any lease with the period in excess of 5 years will be subject to 5 yearly rent reviews. A common service charge will also be applicable. Rental incentives may be available depending upon lease term.

RENTAL

On application.

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>

LEGAL COSTS

Each party will meet their own legal costs.

ENTRY

By mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

Band D

To arrange a viewing contact:



Callum Maclean

Surveyor

callum.maclean@g-s.co.uk

01463 236 977



Kenny McKenzie

Senior Surveyor

kenny.mckenzie@g-s.co.uk

01463 701887

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.
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.
6. Date of Publication: July 2019