



ALLIED
SURVEYORS
SCOTLAND

Tel. 01463 239 494
www.alliedsurveyorsscotland.com



TO LET/MAY SELL

Offices, Unit 2B, Ormlie Industrial Estate, KW14 7QU

- ✔ Prominent location within Ormlie Industrial Estate
 - ✔ Flexible lease terms available
 - ✔ Approximately 511.67 sq m (5,508 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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DESCRIPTION

The building comprises a detached single storey office of steel portal frame construction. Currently the property has a large open plan office with a number of cellular offices, a conference room and a store, there is ample car parking to the front and side of the property.

LOCATION

The subjects are located on a prominent site at the entrance to Ormlie Industrial Estate on the outskirts of the town of Thurso. Thurso is located in Caithness approximately 110 miles north of Inverness on the main A9 trunk road with additional rail, sea and air links.

Surrounding properties are mainly industrial in nature and include LED Scotland and William Wilsons.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement 1st Edition May 2015 to give **511.67 sq m (5,508 sq ft)** of accommodation.

LEASE

A new lease is offered on Full Repairing and Insuring Terms. Entry to be mutually agreed.

RENTAL

Rental offers in the region of **£45,000** per annum are sought for the premises.

SALE

Our clients may be prepared to sell the property, **offers are invited.**

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £43,000 effective 1st April 2017. The uniform business rate for the current year is 46.6 pence in the pound.

UTILITIES

The subjects benefit from mains supplies of electricity, water and drainage. Heating is mainly an electric heating system and lighting is from fluorescent fittings.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate is pending.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

ENTRY

On completion of legal formalities.

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

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