



**+ Graham  
Sibbald**

**FOR SALE**

**CALL CENTRE/ MODERN OFFICES**



**UNITS 5A / 5B**

**BRORA INDUSTRIAL ESTATE**

**BRORA, SUTHERLAND**

• MODERN OFFICES/ CALL CENTRES  
EXTENDING TO 275.3 SQ.M/ 3,046 SQ.FT OR THEREBY

• ON THE INSTRUCTIONS OF  
HIGHLANDS & ISLANDS ENTERPRISE

**CONTACT:**

Graham & Sibbald  
4 Ardross Street,  
INVERNESS,  
IV3 5NN

Tel: +44 (0)1463 236977

Fax: +44 (0)1463 224886

Email: [inverness@g-s.co.uk](mailto:inverness@g-s.co.uk)

[www.g-s.co.uk](http://www.g-s.co.uk)

# UNITS 5A/ 5B, BRORA INDUSTRIAL ESTATE, BRORA, SUTHERLAND

## CALL CENTRE/ MODERN OFFICES

### LOCATION

The subjects are located within the Brora Industrial Estate, Bora, Sutherland. Brora is located on the main A9, Perth to Thurso road, some 60 miles north of Inverness.

All facilities and amenities can be found in the village of Brora or nearby in Golspie.



### DESCRIPTION

The subjects comprise a modern single storey detached unit extended and converted to provide high specification call centre/ offices. The subjects are formed in traditional cavity concrete block rendered walls under a pitched profile metal sheet roof with raised access floors and suspended ceilings throughout.

### ACCOMMODATION

The accommodation comprises as follows:

Main Open Plan Office, 2 Offices, Store, Kitchen/ Staff Room, Meeting Room, Gents WCs, Ladies WCs, Disabled WCs, Shower Room.

The Net Internal Floor Area is calculated to extend to 275.30 sq.m/ 3,046 sq.ft or thereby.

### SERVICES

The services are connected to mains water and electricity with drainage being to the main sewer.

Heating is provided by way of an oil fired wet radiator central heating system. The property also benefits from having an air conditioning system throughout.

### SALE TERMS

It will be a material condition of any sale that the purchaser enters into a Section 32 Agreement whereby the future use of the subjects is restricted to uses falling within Use Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

It should be noted that the current tenant is in the process of assigning the lease to Serco Limited.

### RATEABLE VALUE

The Rateable Value of the subjects at the time of printing is noted at £17,500.

### PRICE

A price of £135,000 is being sought for the subjects.

### VAT

It should be noted that VAT will be charged on the price quoted above.

### GENERAL

It should be noted that Highlands & Islands Enterprise are not obliged to accept the highest or indeed any offers.

### LEGAL COSTS

Each party will meet their own legal costs.

### ENTRY

By mutual agreement

### VIEWING

Strictly by appointment through Messrs Graham + Sibbald

### WITH OFFICES IN:

- |               |              |             |
|---------------|--------------|-------------|
| • ABERDEEN    | • GLASGOW    | • PAISLEY   |
| • DUNDEE      | • HAMILTON   | • PERTH     |
| • DUNFERMLINE | • INVERNESS  | • STIRLING  |
| • EDINBURGH   | • KILMARNOCK | • WEYBRIDGE |
| • FALKIRK     | • KIRKCALDY  |             |



**Graham  
+ Sibbald**

[www.g-s.co.uk](http://www.g-s.co.uk)

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