



AVAILABLE TO LET

## Unit 9 | Balmakeith Business Park

Balmakeith Business Park, Nairn IV12 5QR

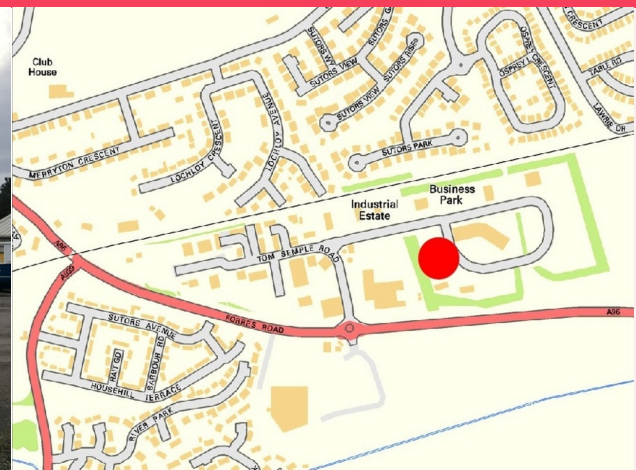


Industrial for rent, 3,553 sq ft, £22,000 per annum

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For more information visit <https://realla.co/m/38785-unit-9-balmakeith-business-park-balmakeith-business-park>





## Modern detached industrial unit with mezzanine level

The unit is located within the Balmakeith Business Park on the eastern outskirts of Nairn with easy access onto the A96 trunk road linking Inverness to Aberdeen.

The unit comprises a modern detached single storey industrial unit with a mezzanine level and benefits from a high standard of office fit out. We understand that the unit was built in excess of 20 years ago and generally comprises of portal frame cavity concrete block work which is roughcast with metal profile sheet cladding. The main roof is pitched and clad with metal profile sheeting. The unit incorporates two roller shutter doors, both extending to an approximate height of 3.5 meters and a width of 3.5 meters. The eaves height is approximately 4.3 meters. The property benefits from a mezzanine level which provides lightweight storage access from the workshop.

The property is connected to mains water and electricity with drainage being to the main sewer. Heating within the unit is of electric type. We understand that a three phase supply is located within the unit.

### Highlights

- Rental: £22,000 per annum
- GIA Ground Floor: 330.07 sq.m / 3,553 sq.ft or thereby
- GIA Mezzanine: 119.78 sq.m / 1,289 sq.ft or thereby
- Full Repairing and Insuring Lease Terms Available

### Property details

<b>Rent</b>	£22,000 per annum
<b>Rates detail</b>	Any incoming tenant may benefit from 25% rates relief under the Small Business Bonus Scheme. Further details available on application to the local council.
<b>Rateable value</b>	£18,000
<b>Building type</b>	Industrial
<b>Secondary use</b>	Warehouse
<b>Size</b>	3,553 Sq ft
<b>VAT charges</b>	Applicable
<b>Lease details</b>	The subjects are available to let on Full Repairing and Insuring terms for a minimum period of 3 years. Depending on the length of lease, rent reviews are anticipated to be every 5 years.
<b>EPC certificate</b>	Available on request

### More information

[Visit microsite](#)

<https://realla.co/m/38785-unit-9-balmakeith-business-park-balmakeith-business-park>

### Contact us

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