

Office/industrial accommodation



Forss Business & Energy Park

Dounreay, Caithness

KW14 7UZ

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- FLEXIBLE ACCOMMODATION
- ESTABLISHED BUSINESS COMMUNITY

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LOCATION

Fors Business & Technology Park is located on the north coast of Scotland and lies approximately 7 miles from Thurso, 3 miles from Dounreay and 5 miles from Scrabster Harbour.

Thurso itself is the most northerly town on the British mainland situated on the northern coastline overlooking the Orkney Islands. It is situated at the northern terminus of the A9 road, the main road linking Caithness with the south of Scotland and lies 20 miles west of John O'Groats and 21 miles north west of Wick the other principle town within Caithness. Inverness is 110 miles from Thurso via the A9.

Caithness has a diverse local economy with engineering skills linked to the Dounreay Nuclear site, oil and gas support services and traditional industries such as farming and fishing. The Dounreay Nuclear site is currently being decommissioned with many specialised contractors engaged.

Business services once supporting Dounreay have now been connected to UK opportunities and this is seen as a growth area. There is also continued activity in the area due to accessibility to wind and marine energy resources from renewable companies. This is projected to be a significant player in the local economy connecting with Scrabster Harbour.

DESCRIPTION

Fors Business & Technology Park was fully refurbished with EU support in 2003 from its former use as a US Naval Communication Station.

The accommodation is managed as a Business & Technology Park providing both industrial and office accommodation. Fors Business & Technology Park offers a range of accommodation, the original buildings have been altered and modernised with excellent IT infrastructure and connectivity. The buildings are of mixed construction and specification with set down areas and as such the Business Park can accommodate a wide variety of potential occupiers.

VACANT ACCOMMODATION

*All sizes are approximate

SERVICES

The property is connected to mains supply water and electricity and drainage to the main sewer and access to the main electricity grid.



BUILDING No	BUILDING NAME	DESCRIPTION	BASIS	SQ.M	SQ.FT
6	Calder House	Offices-Serviced (4)	NIA Each	30.64	330
6	Calder House	Accommodation (4)	NIA Each	30	330
5	Brims House	Office (west)	NIA	101.69	1,094
21	LythmoreHouse	Offices (south)	NIA	252	2721
23	Murkle House	Office (Unit 2)	NIA	63.45	682.97
25	Dunbeath House	Offices (Various)	NIA	19.1-81.1	205-873
32	Crosskirk House	Offices (Various)	NIA	143-323.14	1,542-3,478

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