

# FOR SALE/ TO LET



## Grant Stewart

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

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### DEVELOPMENT SITE WITH PLANNING CONSENT FOR TWO OFFICE BUILDINGS

Alternative Commercial and Industrial uses  
would also be suitable.

Site extending to 1.123 Acres (0.4565 Ha).

# 1 BLAIRNAPARC ROAD DINGWALL BUSINESS PARK DINGWALL



## LOCATION

Dingwall is strategically located 14 miles north of Inverness and boasts a population in the region of 6,000. It is the market town of Ross & Cromarty and is recognised as the principle administrative town serving the region, which has a population of over 50,000.

The subjects are situated within the Dingwall Business Park within an area of mixed Industrial and Office properties.

## NEIGHBOURS

There are a number of high profile occupiers in the business park including Maclean Electrical, The Edinburgh Salmon Company, Alchemy Plus Business Solutions and Wester Ross Fisheries.

## LEASE TERMS

The subjects are available to let on the basis of new full repairing and insuring lease terms. Please contact the marketing agents for rental prices.

## RATEABLE VALUE

The respective Rateable Values will require to be assessed upon occupation by Highland and Islands Valuation Joint Board. Indicative Rateable Values can be provided upon request.

## SERVICES

We understand the property will be connected to mains water and electricity whilst drainage will be to the main sewer.

## ALTERNATIVE USES

The site would also be suitable for commercial warehousing, with units extending up to 40,000 sq ft, subject to a variation in planning.

## SPECIFICATION

- Open plan flexible floor plates
- 150mm raised access floors
- Suspended ceilings incorporating LG7 lighting
- Integrated air conditioning/comfort cooling
- Platform lifts
- Allocated car parking
- Cycle parking

## LEGAL COSTS

In the normal manner, an incoming tenant will be responsible for our client's reasonably incurred legal costs together with Stamp Duty Land Tax, registration dues and VAT.

## ENTRY

By Agreement.

## FURTHER INFORMATION

For further information and viewing arrangements please contact the sole agents Grant Stewart, Chartered Surveyors:-

Contact: Grant Stewart

Email: [gs@gs-cs.co.uk](mailto:gs@gs-cs.co.uk)

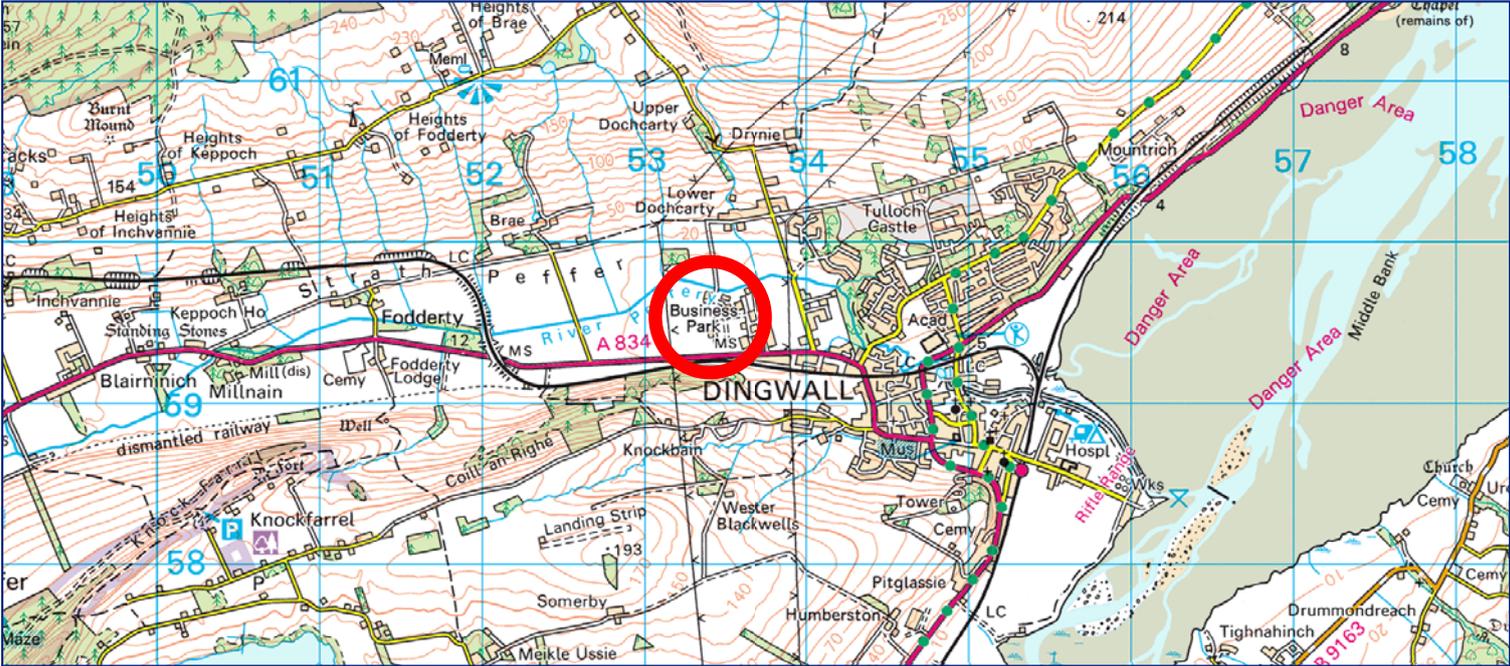
Tel: 01463 718719 | Fax: 01463 710712

Web: [www.gs-cs.co.uk](http://www.gs-cs.co.uk)

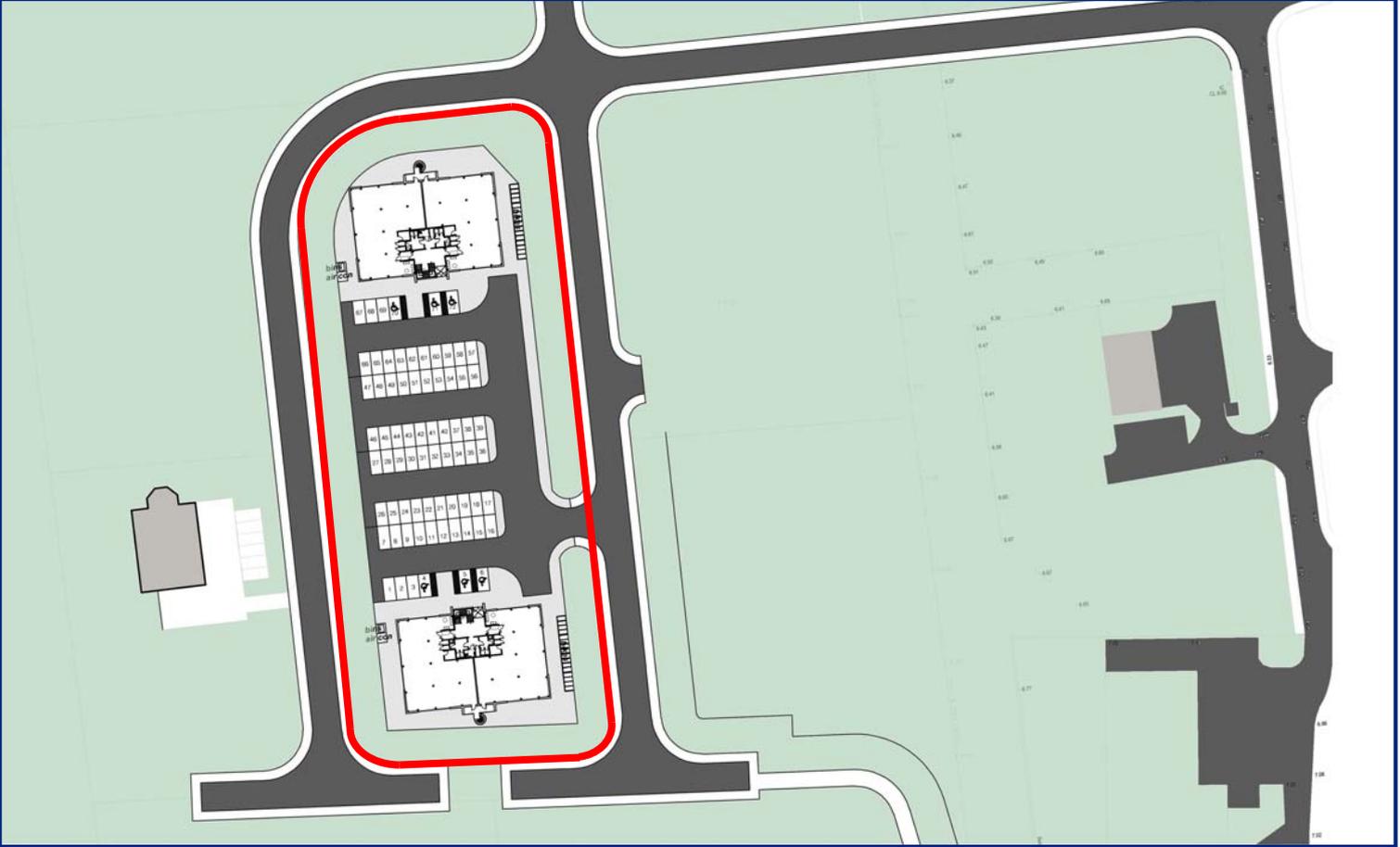
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**LOCATION PLAN**

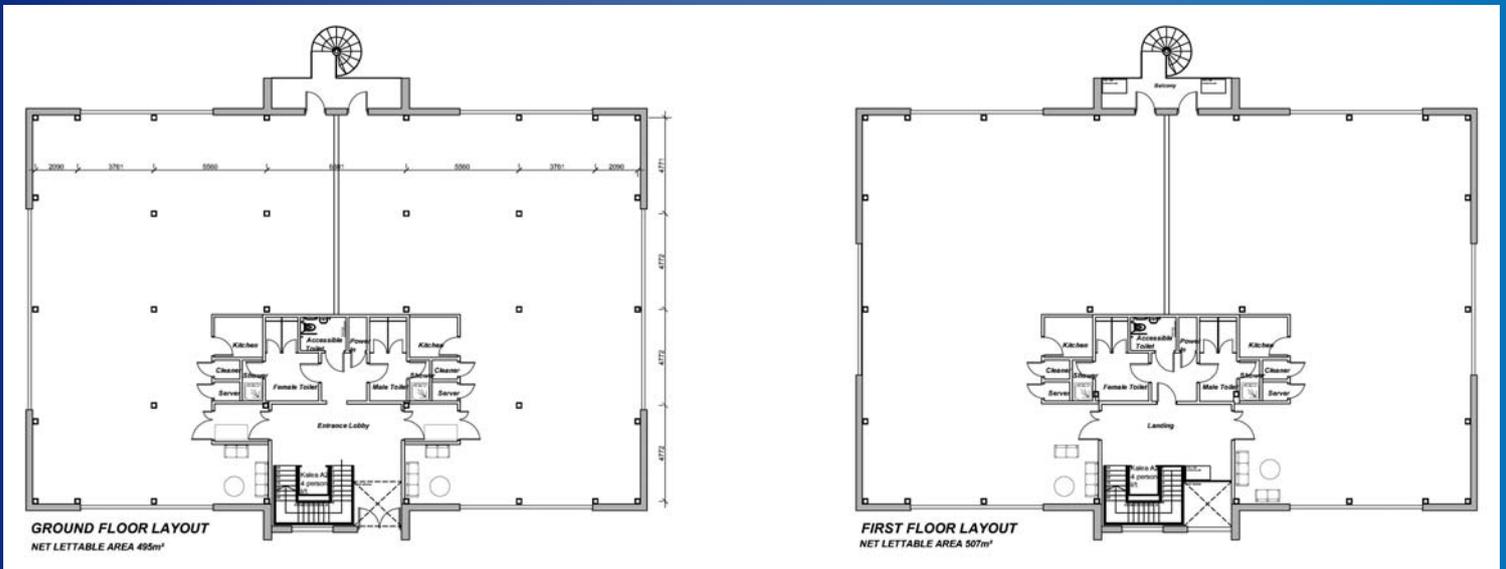


**SITE PLAN**





PROPOSED BUILDING DESIGN



PROPOSED FLOOR LAYOUT

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