



AVAILABLE TO LET

## Golspie Business Park | Unit 8B

Golspie Business Park, Golspie KW10 6SY



Office for rent, 1,691 sq ft, £9,500 per annum

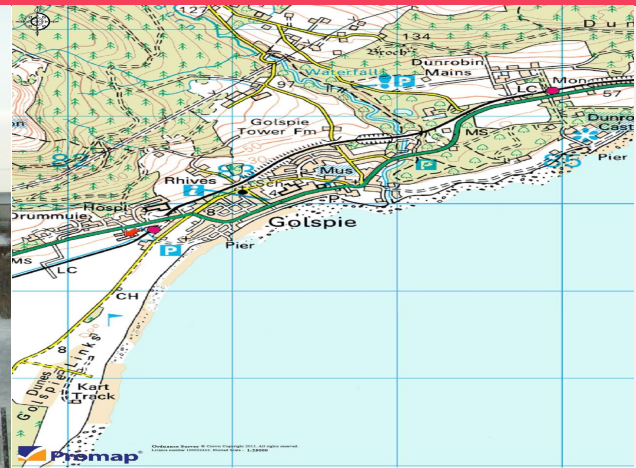
Andrew Rose  
andrew.rose@g-s.co.uk

For more information visit <https://realla.co/m/31461-golspie-business-park-unit-8b-golspie-business-park>



## Golspie Business Park | Unit 8B

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### To Let / May Sell - Modern Semi-Detached Office in Golspie Business Park

The premises are situated within the Golspie Business Park which lies on the southern outskirts of Golspie and accessed off the A9 Inverness to Wick Trunk Road. The Business Park was developed by Highlands & Islands Enterprise originally with other occupiers in the Business Park including the British Red Cross.

The semi-detached office premises provide an excellent style of modern office accommodation with a good ratio of car parking.

The accommodation may be summarised as follows:

Ground Floor: Private Entrance Hall, Main office, Ladies, Gents and Disabled toilets, Kitchen/ Staffroom and Ancillary Storage/Server cupboard.

The total Net Internal Area is 157.1 sq.m / 1,691 sq.ft or thereby.

The office premises are connected to mains water and electricity whilst drainage is to the public sewer. The offices are heated by a shared oil fired wet radiator system. In addition the property benefits from ceiling mounted air conditioning units.

#### Highlights

- Modern Semi-Detached Office
- NIA: 157.10 sq.m / 1,691 sq.ft or thereby
- Rent: £9,500 per annum net of VAT
- Sale Price: On application
- Incoming tenant can benefit from 100% rates relief

#### Property details

Rent	£9,500 per annum
Rateable value	£11,000
Building type	Office
Size	1,691 Sq ft
VAT charges	It should be noted that all figures quoted are net of VAT.
Lease details	Our clients preference is to lease the subjects for a minimum of 5 years, although a slightly shorter term may be available.
EPC category	E

#### More information

Visit microsite



<https://realla.co/m/31461-golspie-business-park-unit-8b-golspie-business-park>

#### Contact us

Graham + Sibbald

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

[linkedin.com/company/graham-&-sibbald/](https://www.linkedin.com/company/graham-&-sibbald/)

[@graham\\_sibbald1](https://twitter.com/graham_sibbald1)

Andrew Rose

Graham + Sibbald

01463 701 895

[andrew.rose@g-s.co.uk](mailto:andrew.rose@g-s.co.uk)

Quote reference: RENT-31461

VIEWING & FURTHER INFORMATION Strictly by appointment through Messrs Graham + Sibbald

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