



## Carn Mor House, Phase Two, Glen Nevis Business Park, Fort William, PH33 6PR

Modern semi-detached single storey office with short term income.

- NIA: 467.69 sq.m / 5,035 sq.ft
- Currently let to Abellio Transport Holdings Ltd with lease expiring on 31st March 2022
- Passing Rental: £41,500 per annum
- Let on FRI Terms

## LOCATION

The subjects are located with Glen Nevis Business Park on the eastern outskirts of Fort William in the Scottish Highlands. Glen Nevis Business Park is seen as the main industrial estate for the town that contains a mixture of industrial and office users. Surrounding occupiers include Marine Harvest, Shiel Buses and Lochaber Mountain Rescue Team. Fort William is the largest town in the Highlands and has a population of circa 10,500 persons. The subject property is within close proximity to the A82 trunk road. This road links Fort William with Inverness, situated is approximately 66 miles to the north east and Glasgow which is 122 miles to the south. Fort William also benefits from a railway station on the West Highland Line as well as regular bus links to Inverness and Glasgow.

## DESCRIPTION

The subjects comprise a modern semi-detached single storey office property. The outer walls are clad in micro rib material with brick dado style walls at the base to a low height. The roof is of timber frame construction and is clad with metal profile sheeting material. Internally, the office is open plan in nature and the internal walls are of plasterboard material.

## ACCOMMODATION

The property offers modern open plan office accommodation with all necessary standard facilities available within the property. It also has the benefit of dedicated car parking.

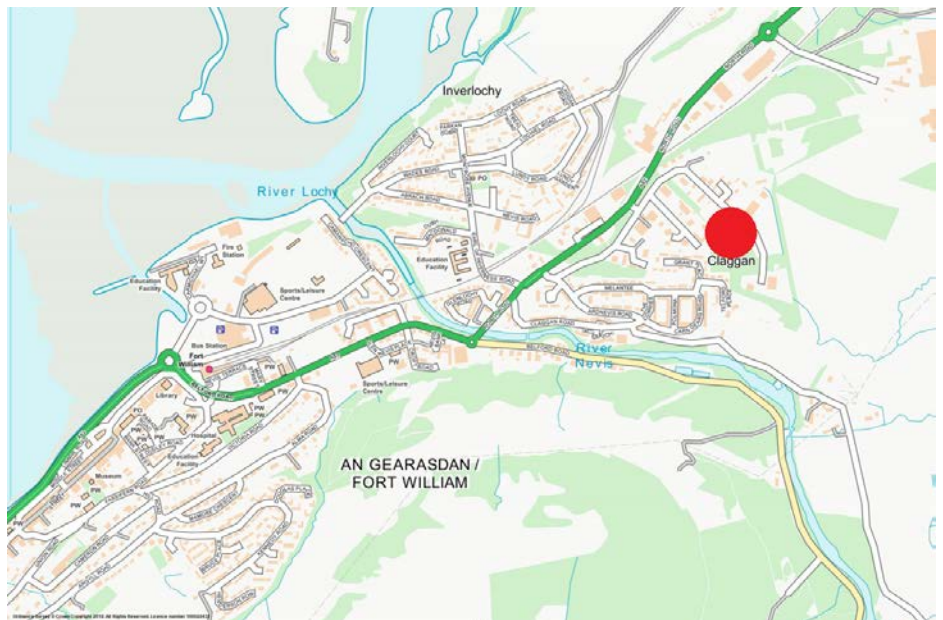
### Ground Floor:

Reception Area — Main Open Plan Office, Board Room, Kitchen/Staff Room, Office 1/Locker Room, Office 2, Office 3, Office 4, Office 5, Male WC, Female WC and Disabled WC.

The overall Net Internal Area of the subjects extends to 467.69 sq.m / 5,035 sq.ft or thereby.

## SERVICES

We understand the property is connected to mains supplies for electricity and water with drainage to the main sewer. There is also an air conditioning system in place.



## RATEABLE VALUE

£45,000.

## CURRENT LEASE

The subjects are currently let to Abellio Transport Holdings Ltd on FRI terms with a lease expiry of 31st March 2022. The rent is currently £41,500 per annum which will continue until expiry. Further information on the letting can be provided upon application.

## SALE TERMS

Price on application.

## GENERAL

HIE's decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest or indeed any offer. Further, HIE has a duty to respond to Asset Transfer Requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a Best Value basis when there is a community interest in the property. We will notify interested parties if bids will be valued on a Best Value basis prior to setting a closing date. For more information see <http://www.hie.co.uk/community-support/community-assets/asset-transferrequests.html>

## LEGAL COSTS

Each party will meet their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

On application.

To arrange a viewing contact:



**Callum Maclean**

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## IMPORTANT NOTICE

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.
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6. Date of Publication: October 2019