



Unit 2B, Wick Business Park, Wick, KW1 4QR

The subjects comprise a modern single storey semi-detached purpose built premises. The property provides an excellent standard of office accommodation.

- Modern office/call centre with car parking
- NIA: 152.45 sq m / 1,645 sq ft or thereby
- On the instructions of Highlands & Islands Enterprise



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

LOCATION

The subjects are situated within the Wick Business Park which lies on the northern outskirts of Wick, on the A99 John O'Groats road. The business park which has been developed by Highlands & Islands Enterprise comprises the subjects, a number of similar properties and a number of undeveloped serviced sites.

Wick is a market town which lies in the north Highlands of Scotland and benefits from good air, road and rail transport links to the south with all amenities being available in Wick.

DESCRIPTION

The subjects comprise a modern single storey semi-detached purpose built premises. The property provides an excellent standard of office accommodation. The subjects are formed in steel portal frame with cavity wall/ glazing infill, under a hipped concrete tile clad roof benefitting from the usual raised access floors incorporating power and data communications infrastructure.

ACCOMMODATION

The accommodation comprises large open plan office space which is presently fitted out with 2 No. Ancillary Offices and 2 No. Interview Rooms, Comms Room with shared Ladies, Gents & Disabled WC's, shared Plant Room and shared Cleaner's Store.

The Net Internal Area extends to 152.45 sq m / 1,645 sq ft or thereby.

Exclusive car parking is available to the front of the subjects.

SERVICES

The property is connected to metered mains water supply, mains electricity with drainage being to the main sewers.

The property benefits from an oil fired central heating system with air conditioning to the main open plan office area.

LEASE TERMS

The property is available for lease for a minimum period of 5 years or longer, on full repairing and insuring terms. A lease period in excess of 5 years will be subject to 5 yearly rent reviews. Permitted use of the subjects will be restricted to uses falling within Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

RENT

A rent of £11,500 per annum is sought for the subjects.

VAT

It should be noted that VAT will be charged on the rent quoted above.

SERVICE CHARGE

It should be noted that a service charge exists covering the common costs relating to the structure of the building and landscaping within the site along with service charge covering the costs of maintenance of the common landscaping of the wider Business Park.

RATEABLE VALUE

The Rateable Value at the time of printing is noted as £12,750.

GENERAL

It should be noted that prospective tenants will be required to satisfy themselves that their proposed use falls within the permitted use class.

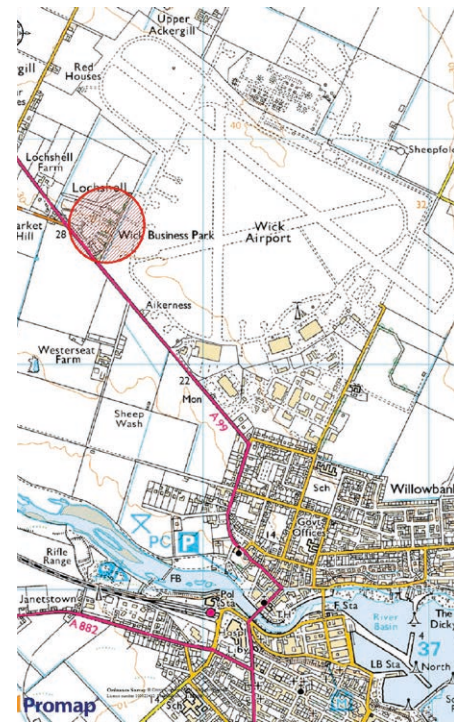
HIE's decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest or indeed any offer. Further, HIE has a duty to respond to Asset Transfer Requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids 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-transfer-requests.html>

LEGAL COSTS

Each party will meet their own legal costs with the tenant being responsible for the cost of any Stamp Duty Land Tax payable and cost of registration of the lease including provision for two extract copies.

ENTRY

Entry is available at a mutually agreeable date.



To arrange a viewing contact:



Callum Maclean
Graduate Surveyor
callum.maclea@g-s.co.uk
01463 701 884



Kenny MacKenzie
Surveyor
kenny.mckenzie@g-s.co.uk
01463 236 977

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: July 2021