

TO LET

SECURE YARD SPACE

EASY ACCESS TO A96 TRUNK ROAD

FIT FOR MULTIPLE PURPOSE, STP

SECURE & SURFACED SITES

EXTENDS TO 2.45 ACRES

POPULAR BUSINESS PARK

Site 5: £20,000 PER ANNUM, EXC VAT

Site 6: £30,000 PER ANNUM, EXC VAT

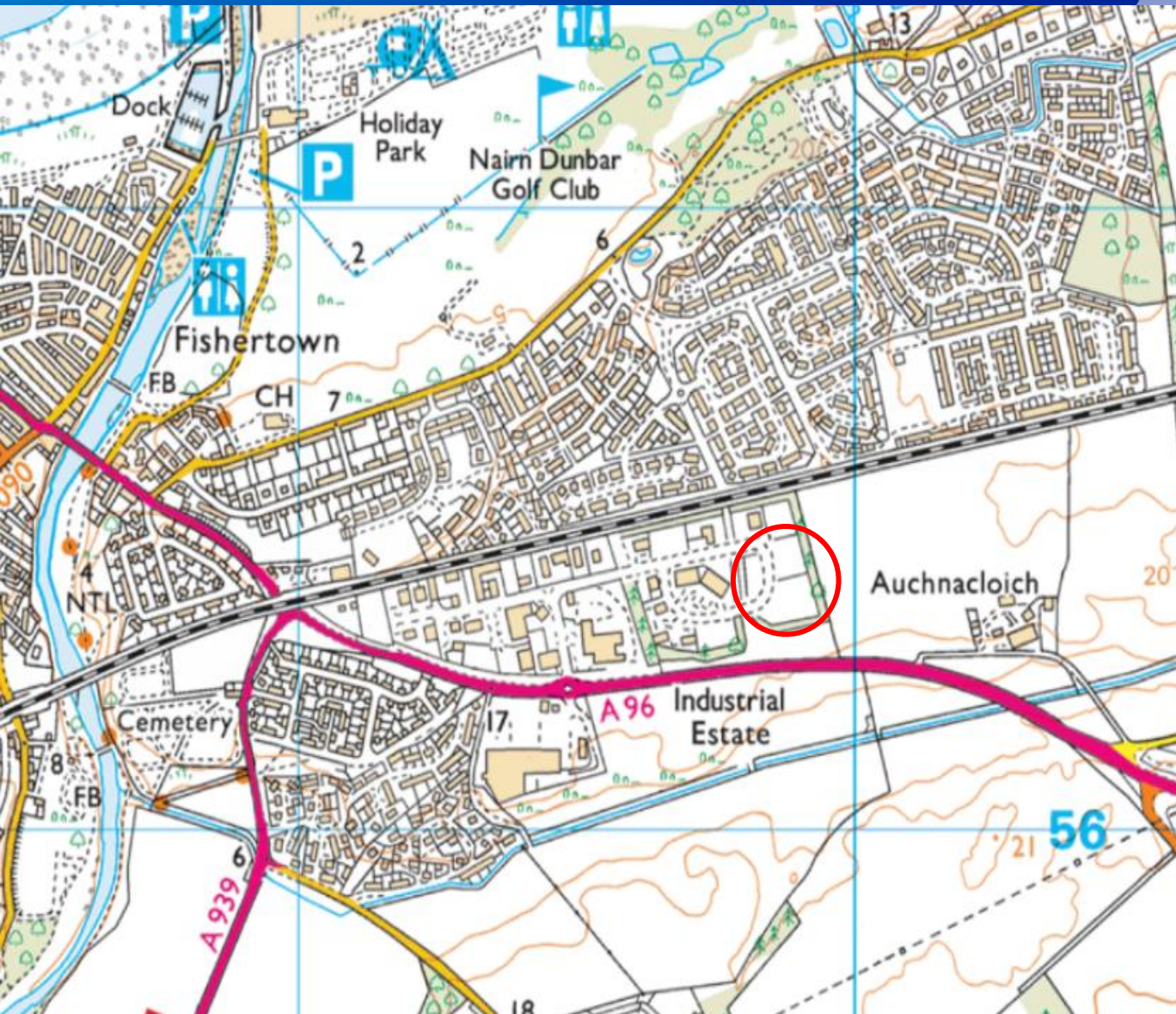


WHAT 3 WORDS

SITES 5 & 6, BALMAKEITH BUSINESS PARK, NAIRN, IV12 5QR

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LOCATION

Nairn is a strategically located town in the Scottish Highlands, offering strong transport links and a supportive business environment. With close proximity to Inverness and key infrastructure such as Inverness Airport and the A96 trunk road, Nairn is well-positioned for industrial, logistics, and commercial investment. The town benefits from ongoing regional development initiatives and a growing focus on sustainable industries, making it an attractive hub for forward-thinking businesses looking to expand or relocate in the north of Scotland.

The sites are located within Balmakeith Business Park approximately 1 mile to the east of Nairn town centre. Access to the sites is taken from Tom Semple Road the main thoroughfare through the business park which has direct connection to the main A96 trunk road leading west to Inverness (16 miles) and south east to Aberdeen (87miles).

Neighbouring occupiers to the subject sites include G Capstick Timber Ltd, Jarvie Plant Group Ltd, Boiler & Valve Engineering Ltd, Black Isle Bronze, AB 2000 Plant and Machinery Hire and CAP Gemini UK Ltd.

DESCRIPTION

The subjects comprise 2 adjoining generally level secure yard spaces, each extending to the undernoted site areas:

Site 5: 0.96 Acres

Site 6: 1.49 Acres

The sites are available individually or the whole site is available as one. The sites are currently grassed over. However, the landlord will provide each site fully surfaced in hardcore as well as erecting security fencing and gated entrances. Road spur entrances to each site are already in place.

Design and build opportunities may also be available. Please discuss any proposals with the marketing agents.

Rare opportunity to occupy two development sites in the well established Balmakeith Industrial Estate.



FIND ON GOOGLE MAPS



SERVICES

Mains services including electricity, water and drainage are available adjacent to the sites.

Prospective tenants should satisfy themselves in respect of the services and ensure they meet their requirements

PLANNING

Balmakeith Business Park is allocated within the Inner Moray Firth Local Development Plan for "Business" use (NA10 Balmakeith). As well as Class 4 (Business) use the site would also be suitable for Classes 5 (General Industrial) and 6 (Storage & Distribution) all within the terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997 and subject to local authority approval. The sites may be suitable for a variety of other uses. subject to planning. Please discuss any proposals with the marketing agent.

RATEABLE VALUE

Any secure yard space will require to be assessed for rating purposes on completion and occupation.

LEASE

The sites are available either individually, or as a whole, on terms to be agreed.

The undernoted rentals are sought:-

Site 5: £20,000 per annum, plus VAT

Site 6: £30,000 per annum, plus VAT

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to any transaction.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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