



FG Burnett



To Let

## Horizon Scotland Business and Innovation Centre, The Enterprise Park

Forres, Moray, IV36 2AB

From 183 - 429 sq.ft

- High quality office suites
- All inclusive rents
- Landscaped Business Park setting



Highlands and Islands Enterprise  
Iomairt na Gàidhealtachd's nan Eilean



All enquiries:  
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01463 215 120

fgburnett.co.uk  
savills.co.uk



## Location

Forres is a prosperous town, approximately 25 miles east of Inverness and 12 miles west of Elgin, located on the A96 trunk road and the rail line between Inverness and Aberdeen. Inverness Airport is approximately 20 miles west of Forres.

The local economy is diverse, with key sectors including manufacturing and engineering, agriculture and food production, the whisky industry, tourism – supported by major military bases at RAF Lossiemouth and Kinloss Barracks.

The property is located on The Enterprise Park, on the eastern outskirts of Forres, which is accessed directly from the A96 Inverness/Aberdeen trunk road.

It is a high quality business park which has attracted occupiers from the manufacturing, marine, space and data centre sectors.

Occupiers include Moray Waste Busters, Gael Force Marine, Highlands and Islands Enterprise, Phoenix Instinct and Life and Soul. A business and innovation centre and gym complement the facilities on the Park.

The new Manufacturing Innovation Centre Moray is located on the Park, a £5.6M development to stimulate innovation and growth in product and process development.

## Description

Horizon Scotland is a high quality office building in the tranquil setting of The Enterprise Park, Forres - offering small, flexible, semi-furnished office suites with excellent communal facilities:

- Superfast fibre connectivity
- On-site café
- Kitchen facilities
- Car parking and EV charging
- WC and shower facilities
- Cycle paths and forest walks

## Accommodation

The following suites are available:

|         |                                         |
|---------|-----------------------------------------|
| Unit 2  | 183 sq.ft - suitable for up to 4 people |
| Unit 7  | 215 sq.ft - suitable for up to 4 people |
| Unit 10 | 215 sq.ft - suitable for up to 4 people |
| Unit 11 | 429 sq.ft - suitable for up to 8 people |
| Unit 12 | 429 sq.ft - suitable for up to 8 people |
| Unit 17 | 190 sq.ft - suitable for up to 4 people |



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# Services

The building is connected to mains electricity, gas and water supplies with drainage being to the public sewer.

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# Rent

- Unit 2 - £375 per month
- Unit 7 - £450 per month
- Unit 10 - £450 per month
- Unit 11 - £895 per month
- Unit 12 - £895 per month
- Unit 17 - £390 per month

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# Lease Terms

There is a standard licence agreement with an inclusive service charge for communal areas. Utilities, phone charges and building rates (if applicable) are charged separately. The majority of suites are furnished, further information on request.

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# EPC

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# VAT

VAT will be payable at the standard rate on all monies due.

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# Legal Costs

Each party will bear their own costs incurred in the transaction.

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# AML

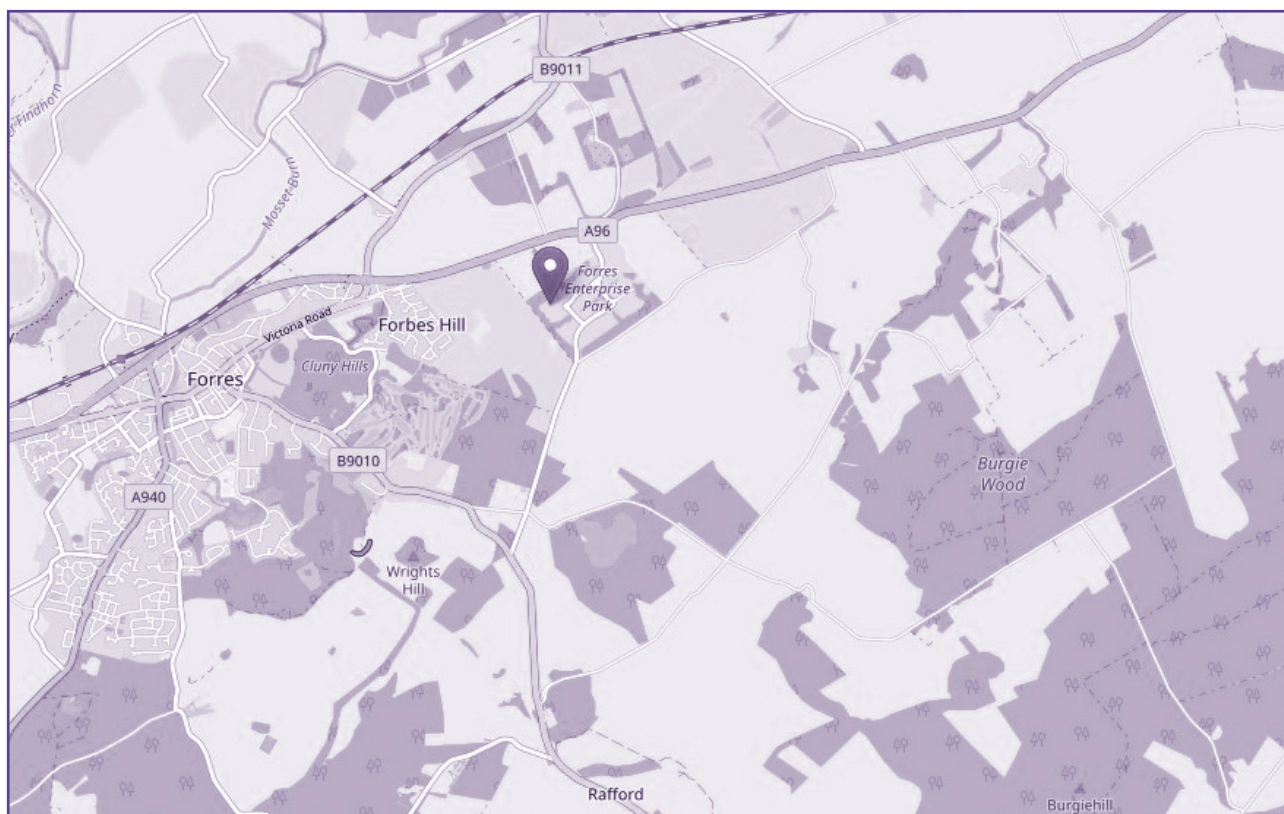
To satisfy HMRC and RICS guidance, FG Burnett and Savills are required to undertake AML diligence on tenants. Accordingly, a successful bidder will be required to provide financial information and personal identification and we will undertake the necessary ‘Know Your Client’ identity checks to satisfy AML requirements when Heads of Terms are agreed.

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# Entry

On conclusion of legal missives.





## Viewings & Offers

Please contact the joint agents to discuss your interest further or to arrange a viewing. All offers should be submitted in writing to the joint agents.



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