



FG Burnett



To Let

5 & 6 Enterprise Court, The Enterprise Park

Forres, Moray, IV36 2AU

- Energy Efficient Business Units Under Construction
- Two units of GIA - 152 sq.m (1,636 sq.ft)
- Business Rates free for 12 months
- Rent Free periods for Pre-Lets
- Entry Q2 2026

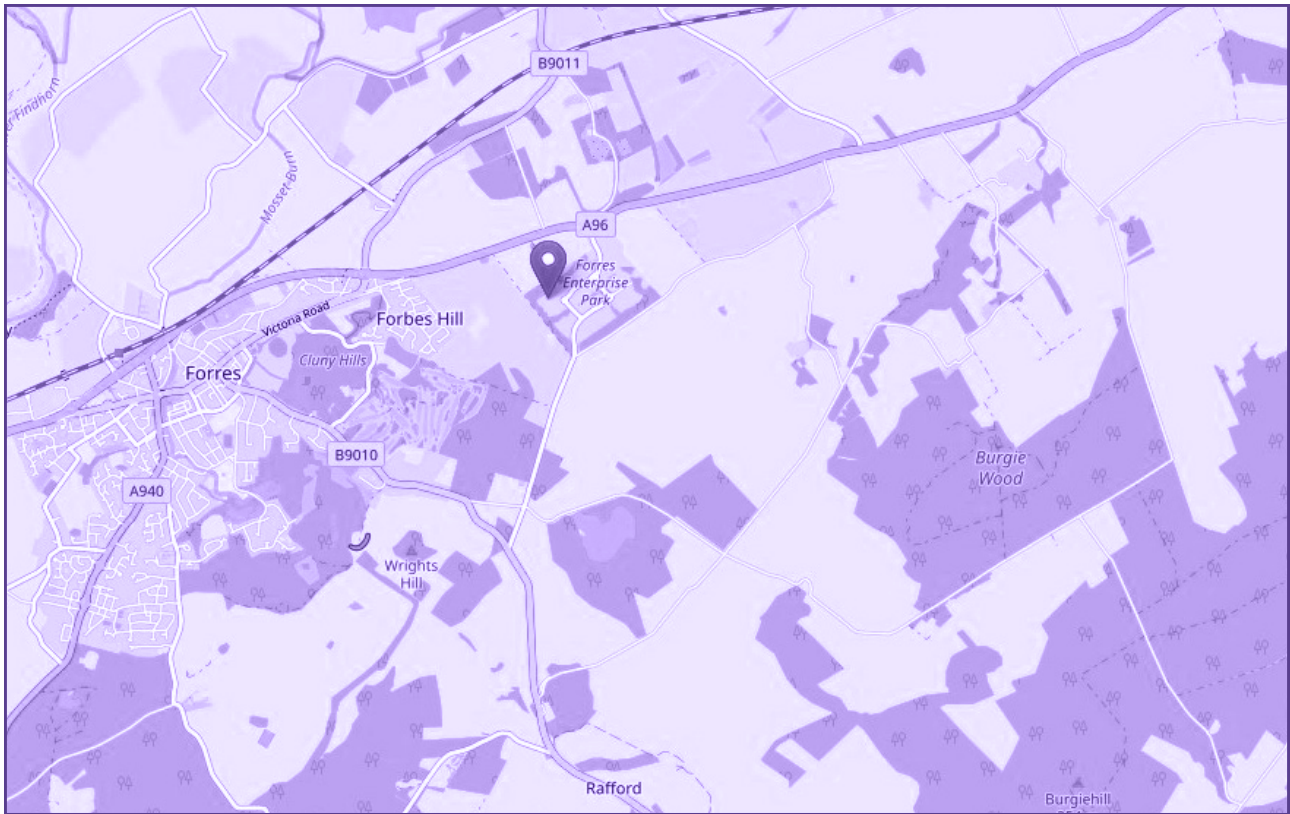


Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



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fgburnett.co.uk
rennieproperty.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 to 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 Atos, Orbex, Gael Force Marine, Highlands and Islands Enterprise, Phoenix Instinct and Life and Soul. A business and innovation centre, gym and cafe 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

The new development is anticipated to be completed for Q2 2026 and will be built to a high standard. The business units will be finished to a 'shell and core plus' to allow 'walk in' standard.

Each unit will have car parking, 22kW EV charge points, photovoltaic panels and covered, secure cycle parking.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Gross Internal Areas derived:

Unit 1 (No. 5)	152 sq.m	1,636 sq.ft (approx)
Unit 2 (No. 6)	152 sq.m	1,636 sq.ft (approx)

Both units are open plan and will each benefit from a roller door or glazed panel with an accessible WC plus one further WC in addition to the commercial space.

Connectivity

Excellent broadband speeds are already available on the Park which the business units will benefit from.

Services

On completion the premises will be connected to mains electricity and water supplies with drainage being to the public sewer. Heating will be provided from an Air Source Heat Pump.

Rent

£19,630 per annum per unit.

Lease Terms

The premises will be available for lease on full repairing and insuring terms for a minimum period of three years. Any lease period in excess of five years will be subject to five yearly rent reviews. The permitted use is for business use falling within Use Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Any tenant will require to satisfy themselves that the proposed use falls within the permitted use class.

Rateable Value

To be confirmed. The properties will benefit from 12 months 100% rates relief under New Build Relief on application to the Local Authority.

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC

To be confirmed.

VAT

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

General

A closing date will be set for receipt of formal offers. 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.

Legal Costs

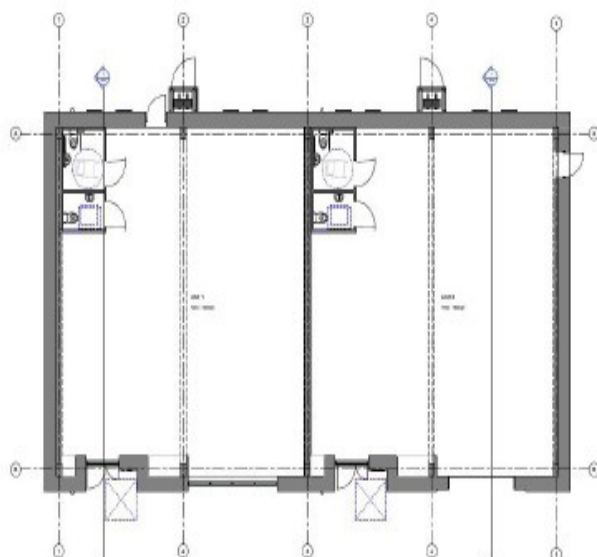
Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett and Rennie Property Consultants required to undertake AML diligence on a tenant. 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.

Entry

The premises are due to be completed for Q2 2026.





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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