



FG Burnett

To Let

5 & 6 Enterprise Court, The Enterprise Park

Forres, Moray, IV36 2AU

- Energy Efficient Light Industrial / R&D Units
- Business Rates free for 12 months
- Immediately available

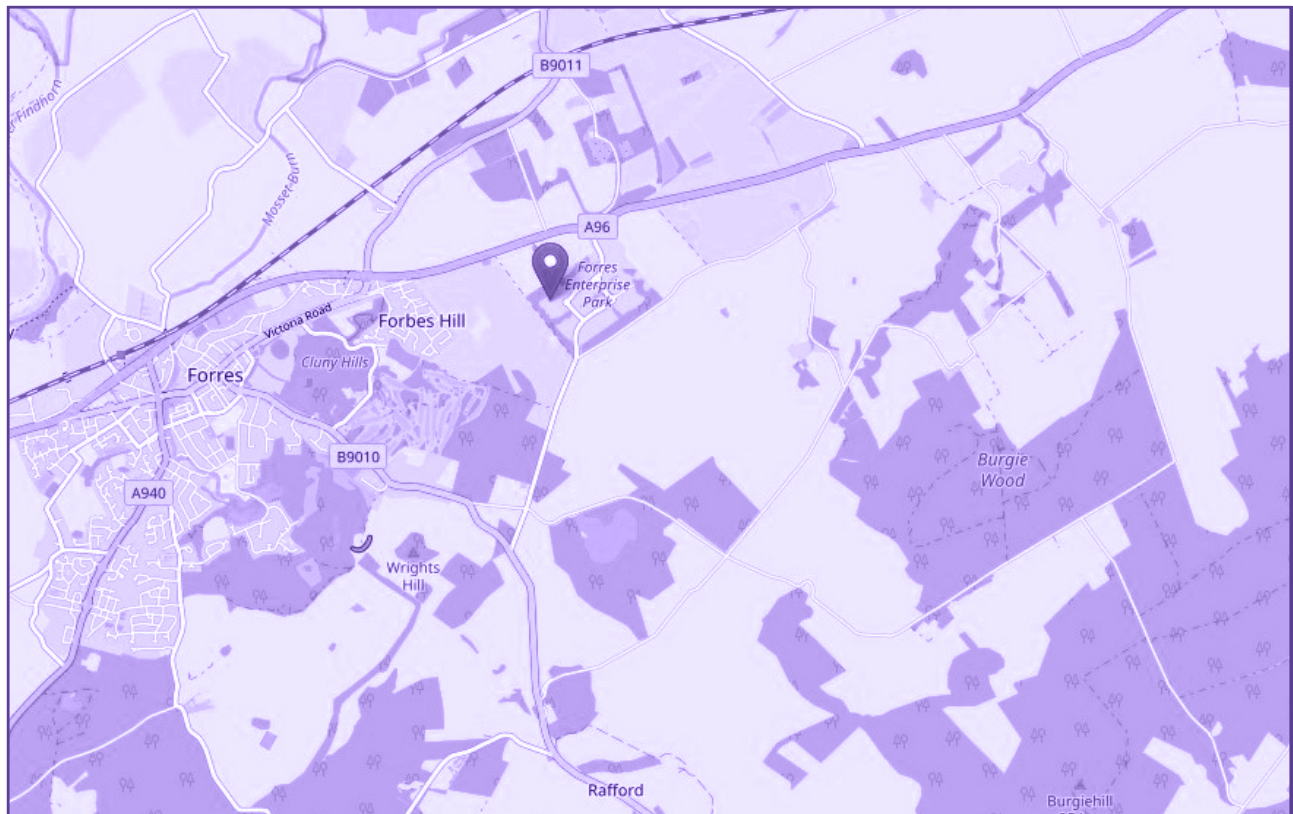


Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



All enquiries:
01224 572 661

fgburnett.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 Moray Waste Busters, Gael Force Marine, Highlands and Islands Enterprise, Phoenix Instinct and Life and Soul. A business & 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

The units have been built to a high standard, incorporating various sustainability features, including air source heat pumps, LED lighting and solar panels.

Each unit benefits from an electric up-and-over door, a 3-phase power supply providing 35 kVA per unit, a small tea preparation area and 2 x WCs.

The floor slab has been designed to accommodate a loading capacity of 20 kN/m².

Car parking, secure cycle parking and EV charging are also provided.



Accommodation

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

No. 5	145.1 sq.m	1,562 sq.ft (approx)
No. 6	145.9 sq.m	1,571 sq.ft (approx)

Connectivity

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

Services

The premises are connected to mains electricity and water supplies with drainage being to the public sewer.

Rent

£18,750 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 with a preference for light industrial or R&D uses. 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

The units have an EPC 'A' Rating

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 is 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

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 sole agent.



Jonathan Nesbitt

t: 07771 923 401

e: jonathan.nesbitt@fgburnett.co.uk



fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of His Majesty's Stationery Office. © Crown Copyright PU 100017316.

No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants, a request for information will be made at the appropriate time.