



FG Burnett



For Sale / To Let

Strathcona House, The Enterprise Park

Forres, Moray, IV36 2QS

2,048 sq.m | 22,044 sq.ft

- Modern Detached Office Pavilion with Generous Parking
- Premises Suitable for Sub-Division into two Office Suites

All enquiries:

01224 572 661/

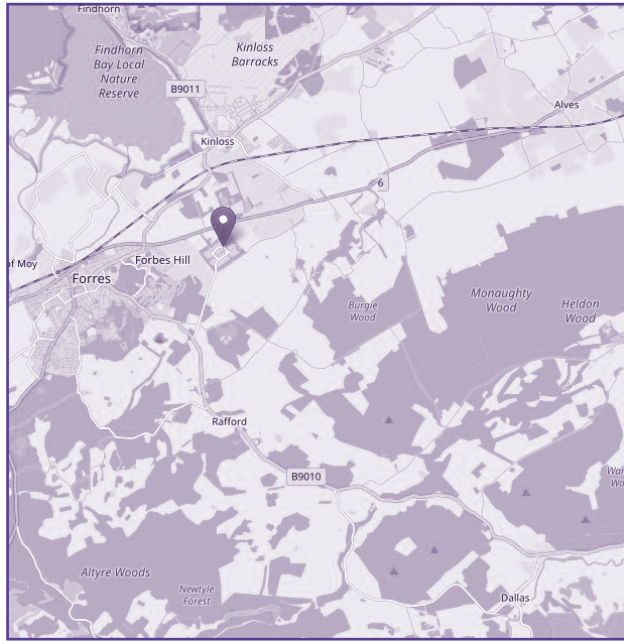
07766 357 953



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



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 property is prominently located at the entrance to the Park and is an attractive purpose-built office with generous car parking.

The property can be sub-divided into two suites for leasing purposes.

There is potential for development on the site due to the large car park on the property which could be repurposed subject to obtaining the necessary planning permissions and consents.

Accommodation

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

Ground Floor	2,048 sq.m	22,044 sq.ft
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Sub-Division

The property can be split into two separate suites subject to all necessary consents and permissions being obtained.

Services

The premises are connected to mains electricity and water supply with drainage being to the public sewer. We understand there are two on-site generators at present. These may form part of any sale or lease.

The property benefits from having a backup generator, meaning there is a constant supply of energy to the building. The property also benefits from excellent broadband speeds.

Service Charge

A service charge is applicable in relation to the cost of maintenance of common areas per annum. Available on application.

Price

£550,000 plus VAT.

Rent

£100,000 per annum plus VAT.

Lease Terms

Flexible lease terms are available which are designed to accommodate a variety of needs and preferences. Additionally, a range of attractive incentives to enhance leasing experience are also offered. The longer the lease term, the more substantial these incentives become, making a long-term commitment particularly rewarding.

VAT

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



Rateable Value

The Rateable Value effective from 1 April 2023 is £201,000.

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

D(56).

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 documenting any transaction. The incoming occupier will be responsible for any LBTT and Registration Dues applicable.

AML

To satisfy HMRC and RICS guidance, FG Burnett and Rennie Property Consultants are required to undertake AML diligence on a purchaser or 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 joint agents.



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