



FG Burnett



To Let

Unit 10

The Enterprise Park

Forres, Moray, IV36 2AU

480 sq.m | 5,165 sq.ft

- High quality office / light industrial building
- Short term lease opportunity
- 25 car spaces
- Landscaped Business Park setting



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



All enquiries:

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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/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 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

Unit 10 is a detached, high quality, single storey office/light industrial building with 25 private car spaces. It is finished externally with a combination of render and horizontal larch cladding, aluminium clad double glazing and two insulated flat mono-pitch roofs with sedum finish. Internally, the building provides reception, boardroom and staff/shower facilities, together with a large open plan office/light industrial area, which has the benefit of a roller shutter door for access.

Accommodation

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

Ground Floor	480 sq.m	5,165 sq.ft
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Connectivity

Excellent broadband speeds are available on the Park which the unit will benefit from.

Services

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

Rent

£50,000 per annum

Lease Terms

The premises will be available for lease on full repairing and insuring terms for a period of up to 3 years. 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

The Rateable Value effective from 1 April 2023 is £44,000.

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

C

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

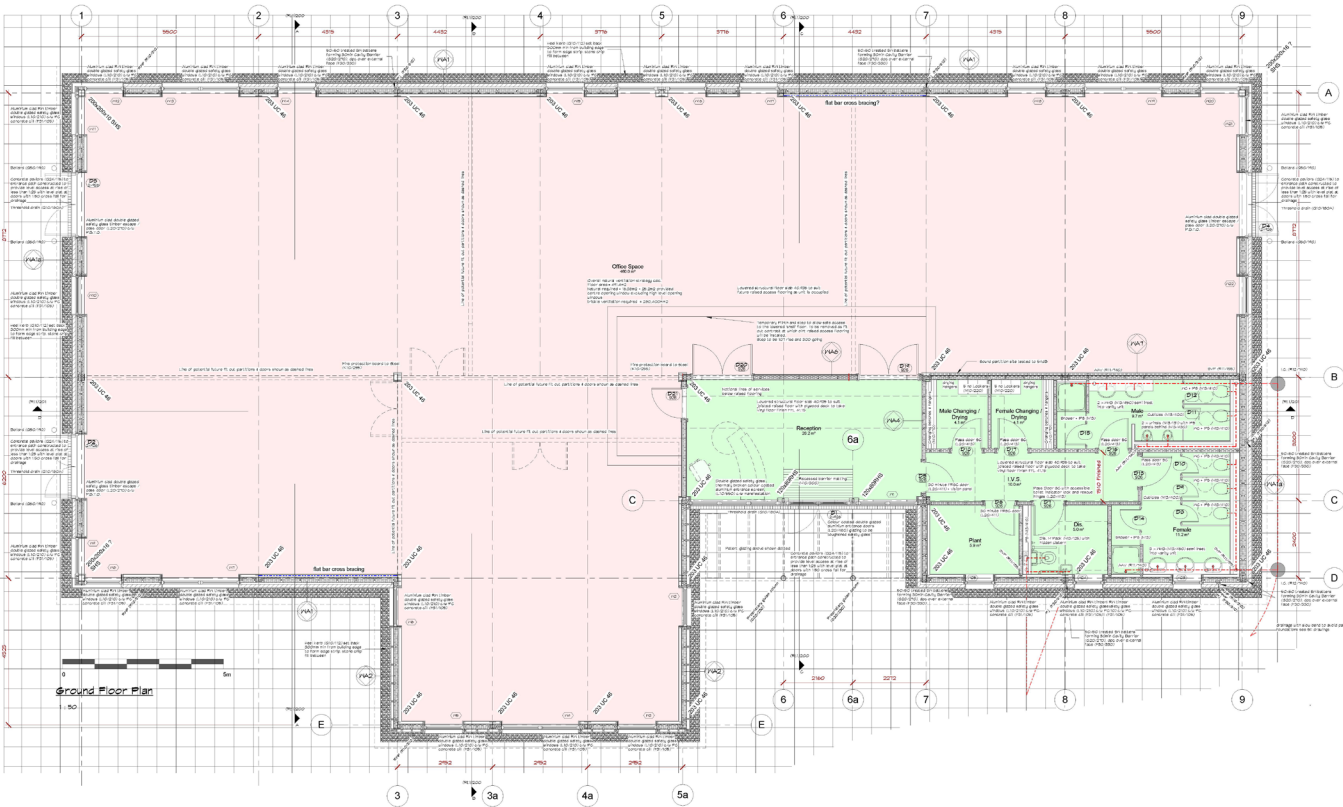
Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett and Rennie Property Consultants required to undertake AML diligence on purchaser/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

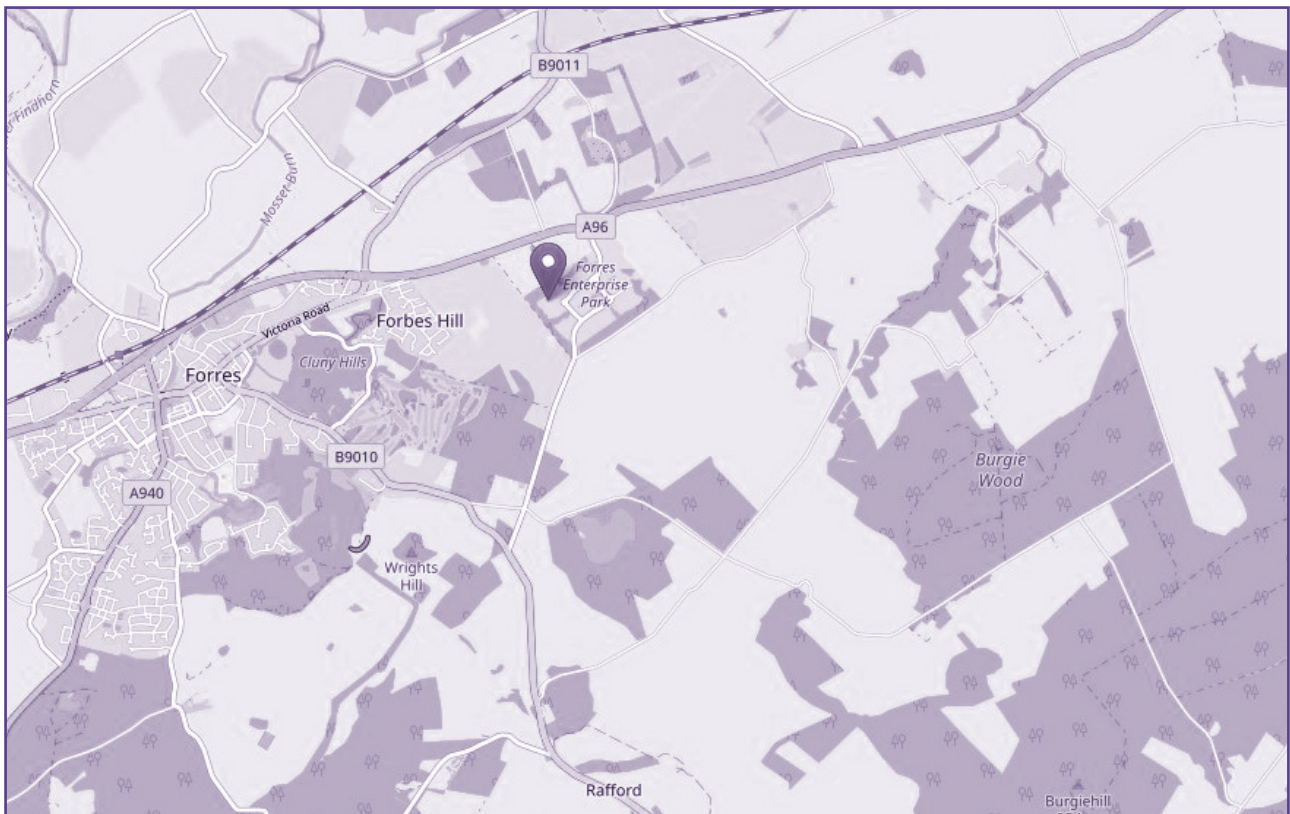
On conclusion of legal missives.



Client	Highland & Islands Enterprise
Project	Proposed Office Building The Enterprise Park, Forres.

COLIN ARMSTRONG ASSOCIATES
Chartered Architects

Drawing title	Proposed Floor Plan
Scale	1:50
Date	Oct '12
Drawn by	RT1100
Check by	SL
Revision	A
Drawn	SL



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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