

Indicative Purposes Only



FG Burnett



To Let

## Golspie Business Park

Golspie, KW10 6UB

- 5 New Energy Efficient Office / Light Industrial Units
- To be Constructed in 2026
- Use Classes 4 & 6 Permitted
- From 57 - 195 sq.m (614 - 2,099 sq.ft)
- Business Rates Discounts Potentially Available



Highlands and Islands Enterprise  
Iomairt na Gàidhealtachd 's nan Eilean



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savills.co.uk



## Location

Golspie is located approximately 50 miles north of Inverness, on the A9 Trunk road and rail line to Wick and Thurso.

Golspie Business Park is on the south side of Golspie, with immediate access to and excellent visibility from the A9, in an attractive, landscaped setting.

The occupiers on the Park are NatureScot, Mackay and Co, Forestry and Land Scotland and [Camping@Golspie](mailto:Camping@Golspie). All local services and amenities can be found in Golspie.

## Description

The units will be completed to a high standard to provide 2 office units and 3 light industrial units, featuring air source heat pumps, photovoltaic panels and highly insulated construction.

The proposed buildings are of steel portal frame construction with steel profile cladding externally. Each unit benefits from dedicated WC facilities and a tea prep area.

The light industrial units benefit from roller shutter doors and the development has 24 car spaces and EV chargers.

## Accommodation

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

Unit G1A	57 sq.m	614 sq.ft
Unit G1B	57 sq.m	614 sq.ft
Unit G2A	96 sq.m	1,033 sq.ft
Unit G2B	96 sq.m	1,033 sq.ft
Unit G3	195 sq.m	2,099 sq.ft

## Rent

Unit G1A	£4,910 per annum
Unit G1B	£4,910 per annum
Unit G2A	£8,265 per annum
Unit G2B	£8,265 per annum
Unit G3	£16,800 per annum

## Lease Terms

The premises are available for lease on tenant full repairing and insuring terms for a minimum period of five years.

Any lease period in excess of five years will be subject to five yearly rent reviews. The permitted use is for Business and Light Industrial or Storage use falling within use Class 4 or 6 of The Town & Country Planning (Use Classes) (Scotland) Order 1997. Any tenant will require to satisfy themselves that the proposed use falls within permitted use class.

A service charge is applicable for the upkeep of common areas of the estate. Further information on this can be provided upon application.

Full terms and conditions can be provided on application.

## Rateable Value

The units will require to be assessed for Business Rates upon completion.

The units will benefit from 100% rates discount for the first year of occupation, subject to application.

## Rates Detail

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](http://www.saa.gov.uk)



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## Services

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

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## EPC

TBC.

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## VAT

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

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## 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.

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## 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.

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## AML

To satisfy HMRC and RICS guidance, FG Burnett and Savills 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.

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## Entry

On conclusion of legal missives.

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## 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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