



FG Burnett



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For Sale / May Let

## Units 2A & 2B Wick Business Park

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Wick, KW1 4QR

- Modern office with car parking
- NIA: 305 sq.m (3,283 sq.ft) approx
- Comprises two separate units of 152.5 sq.m (1,645 sq.ft)



Highlands and Islands Enterprise  
Iomairt na Gàidhealtachd 's nan Eilean



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[fgburnett.co.uk](http://fgburnett.co.uk)  
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## Location

Wick is the principal county town for Caithness, situated approximately 100 miles north of Inverness and connected via the A9/A99 Trunk road, the Inverness to Wick/ Thurso rail line and Wick Airport. Thurso and Scrabster are approximately 20 miles to the north-west, with regular ferries to Orkney, complemented by the ferry service from Gills Bay to Orkney. The world famous NC 500 route passes through Wick and has raised the profile of the area.

The economy has a blend of sectors including onshore and offshore wind, oil and gas, agriculture and food and drink, with the long term decommissioning of the Dounreay nuclear facility securing significant activity. Rolls Royce, BT and Subsea 7 are key employers and the Beatrice Offshore Windfarm, led by SSE Renewables, is one of the largest ever private sector infrastructure projects in Scotland, with its O&M base at Wick Harbour.

The units are located at Wick Business Park, on the north eastern outskirts of Wick adjacent to the A99 Thurso/John O'Groats road. The business park has a mixture of office and industrial buildings, with occupiers including NHS Highland, BBM Solicitors, G&A Barnie Group and GMR Henderson. It is situated adjacent to Wick/John O'Groats Airport which has regular connections with Aberdeen.

## Description

The subjects comprise a modern single storey semi-detached office building, with a high standard of office accommodation. The subjects are of steel portal frame construction, with cavity wall/double glazing infill and a hipped concrete tile clad roof. There are raised access floors incorporating power and data communications infrastructure.

## Accommodation

The accommodation comprises two separate office suites, one of which is open plan space and one which provides a combination of open plan and private offices. There are communal WC facilities.

Exclusive car parking for 16 cars is available to the front of the subjects.

## Services

The property is connected to metered mains water supply, mains electricity with drainage being to the main sewers.

The property benefits from an oil fired central heating system with air conditioning to the main open plan office areas.

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## Rent

A rent of £11,500 per annum is sought for each suite or £23,000 per annum for the building.

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## Lease Terms

The property is available for lease for a minimum period of 5 years, on full repairing and insuring terms. A lease period in excess of 5 years will be subject to 5 yearly rent reviews. Permitted use of the subjects will be restricted to uses falling within Class 4 of the town and Country Planning (Use Classes) (Scotland) Order 1997.

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## Price

Offers over £100,000 for the whole building.

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## Rateable Value

The Rateable Value effective from 1 April 2023 is as follows:

Unit 2A - £12,750

Unit 2B - £12,750

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

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## Service Charge

It should be noted that a service charge exists covering the common costs relating to the structure of the building and landscaping within the site along with service charge covering the costs of maintenance of the common landscaping of the wider Business Park.

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## EPC

Unit 2A - F

Unit 2B - D

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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 the transaction. The occupier will be responsible for any LBTT and Registration dues.

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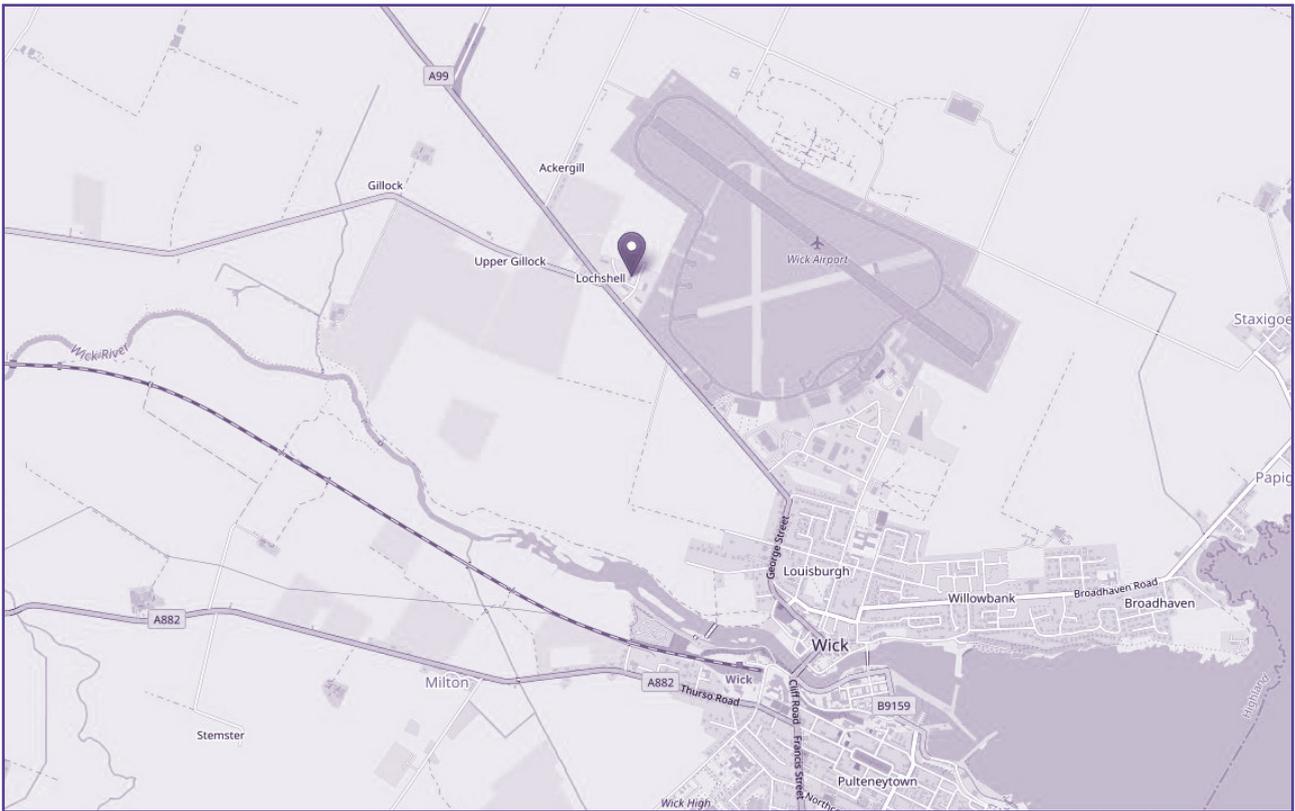
## AML

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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