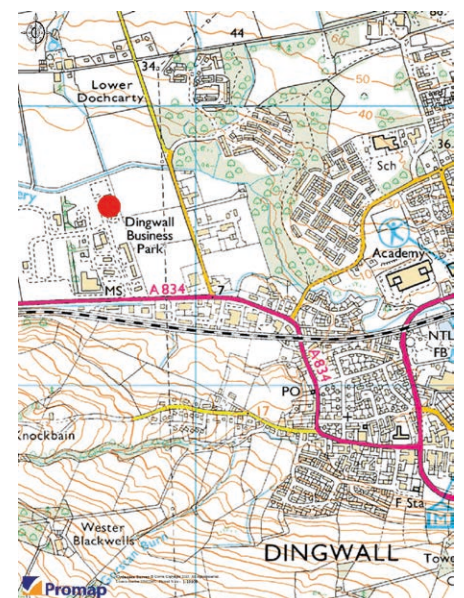




Unit 9, Fodderty Way, Dingwall Business Park, Strathpeffer Road, Dingwall, IV15 9XB

The subjects comprise a detached single storey modern office block.

- Open plan floor plate
- Potential to subdivide
- Suites Ranging from 2,054 sq ft to 17,126 sq ft
- Excellent car parking
- Rental incentives/flexible terms available.



LOCATION

The market town of Dingwall is approximately 14 miles north west of Inverness and is the main centre for the Ross and Cromarty area. The A9 trunk road connecting Dingwall to the north and south is located approximately 5 miles from the business park.

The offices are situated within Dingwall Business Park which is a mixture of offices and industrial units. Occupiers of the business park include: Scottish Environment Protection Agency and NatureScot.

DESCRIPTION

The subjects comprise a detached single storey modern office block. The property provides an excellent standard of open plan office accommodation with raised access flooring incorporating modern power and data communication infrastructure. There is also suspended ceilings with inset category 2 lighting. There is also a recently upgraded air conditioning system in place.

ACCOMMODATION

The property benefits from large clear open floor plates with all supporting facilities such as WC's.

The Net Internal Area is calculated as 1,591 sq.m / 17,126 sq.ft or thereby. Subdivision will be considered down to a minimum floor area of 2,054 sq.ft.

SERVICES

We understand the property is connected to mains water and electricity whilst drainage is to the main sewer. The heating system has been recently upgraded to offer heating and comfort cooling using the latest heat pump technology.

RATEABLE VALUE

The Rateable Value of the subjects at the time of printing is £165,000.

LEASE TERMS

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

LEGAL COSTS

It should be noted that each party shall bear their own legal costs.

RENT

£120,000 per annum. Rental incentives may be available and interested parties should enquire to the letting agent in this regard.

SALE TERMS

On application.

VAT

It should be noted that all prices quoted are net of VAT.



GENERAL

It should be noted that HIE's decision making will normally be based upon best consideration received, however, HIE is under no obligation to accept the highest or indeed any offer.

HIE's disposals policy reflects the Asset Transfer Request provisions in the Community Empowerment (Scotland) Act 2015. This gives powers to community bodies to buy, lease, manage or occupy land and buildings in the ownership of public authorities.

The policy incorporates best value decision making when a community body makes an offer to purchase. Best value disposals (transactions at less than best consideration) are only justified where additional economic, social and environmental benefits that are aligned with HIE's organisational objectives are demonstrated. This takes account of the offer price and wider benefits of the proposal, scoring each offer in terms of non-monetary costs and benefits. A copy of HIE's Asset Transfer Policy Guidance Notes and Best Value Scoring Framework will be made available to all interested parties. If notified of a community interest, all prospective purchasers are advised to provide supplementary information with regards to additional public benefits to be gained from the transaction that are lined with HIE's organisational objectives.

EPC 'C'

VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

To arrange a viewing contact:



Callum Maclean
Chartered Surveyor
callum.macleaen@g-s.co.uk
01463 236 977

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2019