

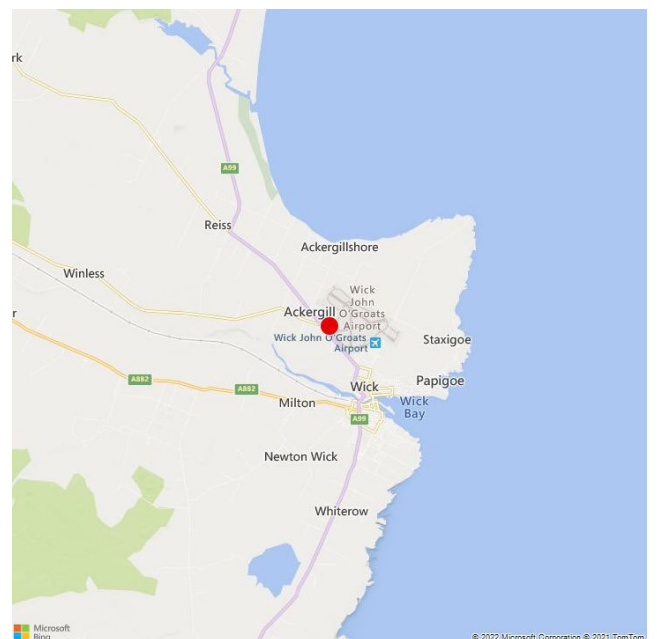
TO LET

AVAILABLE DECEMBER 2023 / EARLY 2024



Small Business Units, Plot 4, Wick Business Park, Wick, KW1 4QR

- New Build Units Available
- Floor Space from 679 sq.ft to 1,358 sq.ft Available
- Business Rates Discounts Potentially Available



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

LOCATION

The proposed units will be situated within Wick Business Park which lies in the north eastern outskirts of Wick adjacent to the A99 John O'Groats road. The business park comprises a mixture of office and industrial buildings. Surrounding occupiers include NHS Highland, BBM Solicitors and the G&A Barrie Group. It is situated adjacent to Wick/John O'Groats Airport which has regular connections with Aberdeen.

Wick is a principal county town for Caithness. It is situated approximately 103 miles north of Inverness, the capital of the Scottish Highlands and benefits from train and bus connections south to Inverness. The ferry connection to Orkney at Gills Bay is approximately 17 miles to the north.

DESCRIPTION

This new development is anticipated to be completed in December 2023 / early 2024 and will be built to a high standard. The development comprises of two separate semi-detached commercial/ industrial buildings.

The proposed buildings are set to be of steel portal frame construction with charred timber cladding externally. Each unit will benefit from dedicated WC facilities and a tea prep area. Side loading access is available.

Enclosed yard and carparking area will be provided, including EV charging points.

ACCOMMODATION

The gross internal areas of the subject units extends to approximately:

Unit	Sq M	Sq Ft
Unit 1A	63.10	679
Unit 1B	63.10	679
Unit 2A	63.10	679
Unit 2B	63.10	679

Please note, the units have been designed in such a way that two semi-detached units could be combined into one detached unit with relative ease. Further information on this can be provided on application.

RENTAL

Rent for each unit available on application.

RATEABLE VALUE

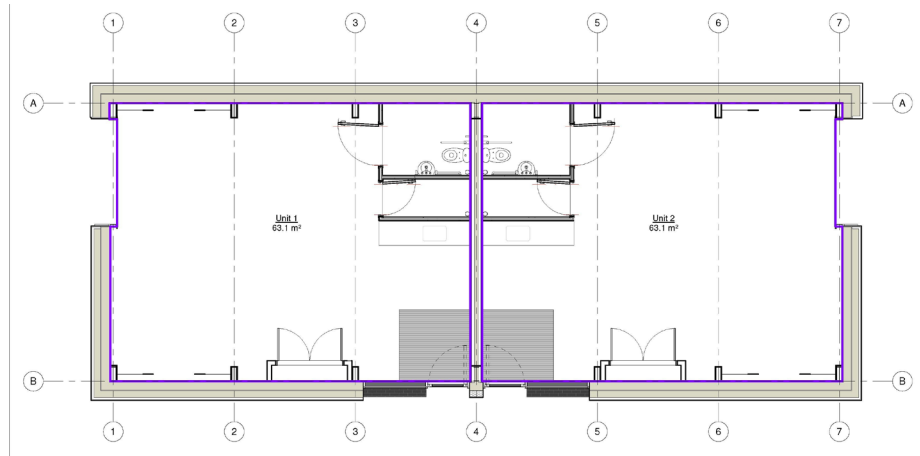
To be determined on completion. The units will benefit from 100% rates discount for the first year of occupation, subject to application.

VAT

Applicable on all costs.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with any transaction.



LEASE TERMS

The premises will be 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 use falling within use Class 4 of the Town & Country Planning (Use Class) Scotland 1997. Any tenant will require to satisfy themselves that the proposed use falls within the permitted use class.

A deposit of 3 months rental will be required on entry.

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.

SERVICES

On completion 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.

ON COMPLETION VIEWINGS

To be arranged via Graham + Sibbald on completion of development.

GENERAL

A closing date will be set for expressions of interest. 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. Further to this, HIE has a duty to respond to asset transfer requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a Best Value Basis when there is community interest in the property. We will notify interested parties if bids will be valued on a Best Value Basis prior to setting a closing date. For more information see HIE's Community Assets webpage here :-

[Community Assets | Highlands and Islands Enterprise | HIE](#)

To arrange a viewing please contact:



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Jack Sibbald

Student Surveyor

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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: February 2023