

Office For Sale

CBRE

Cromba House

558.88 Sq M (5,983 Sq Ft)

Unit 4AD River Drive
Teainich Industrial Estate
Alness
IV17 0PG



Location

The property is located on the north side of River Drive which forms part of Teaninich Industrial Estate – the principal industrial area serving the town of Alness. Alness is located around 22 miles north of Inverness and adjacent to the A9 trunk road.

The surrounding area is predominately industrial in use with nearby occupiers including Aventus Energy, Northern Recycling Solutions, Alness Removal & Storage and Teaninich Distillery.

Description

The subjects comprise a modern detached two storey office building of timber frame construction which is externally finished with rendered block and metal clad walls under a pitched profile metal clad roof.

The property is split over two wings with a central reception / common area. Internally, the subjects comprise of high quality open plan accommodation with some partitioned sections creating private offices and meeting rooms. WC facilities and tea prep areas are provided on each floor.

The subjects benefit from a biomass boiler which is housed to the side of the building.

Accommodation

The premises extend to the following approximate net internal floor areas:

	Sq M	Sq Ft
Ground Floor	277.94	2,991
First Floor	277.94	2,991
TOTAL	555.88	5,983

The total site is approximately 0.821 ha (2.03 acres) or thereby.

Car Parking

50 dedicated parking spaces are provided.



Price

£250,000

Rateable Value

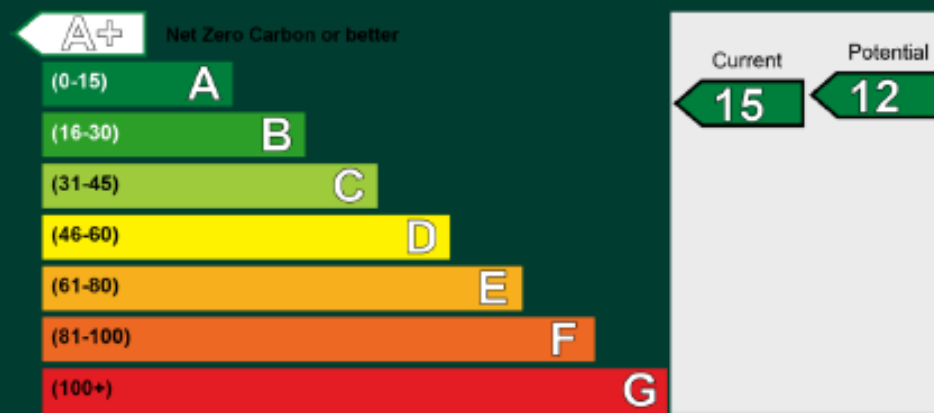
The proposed Rateable Value effective from 1 April 2023 is £35,000.

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

VAT

All figures quoted are exclusive of VAT.

Energy Performance Certificate



Planning

We understand the subject benefit from Class 4 (Business) under the Town & Country Planning (Use Classes)(Scotland) Order 1997.

All interested parties should make enquiries on planning matters directly with Highland Council Planning Department.



Date of Entry

The property is available for immediate occupation.

Closing Date

Our client reserves the right to set a closing date should they wish.

Parties should formally note their interest in the first instance via their appointed solicitors. All parties noting formal interest via their solicitors will be informed of any potential closing date in due course.

Anti Money Laundering Requirement

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, personal and or detailed financial and corporate information will be required prior to any transaction concluding.

Contact Us



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Derren McRae

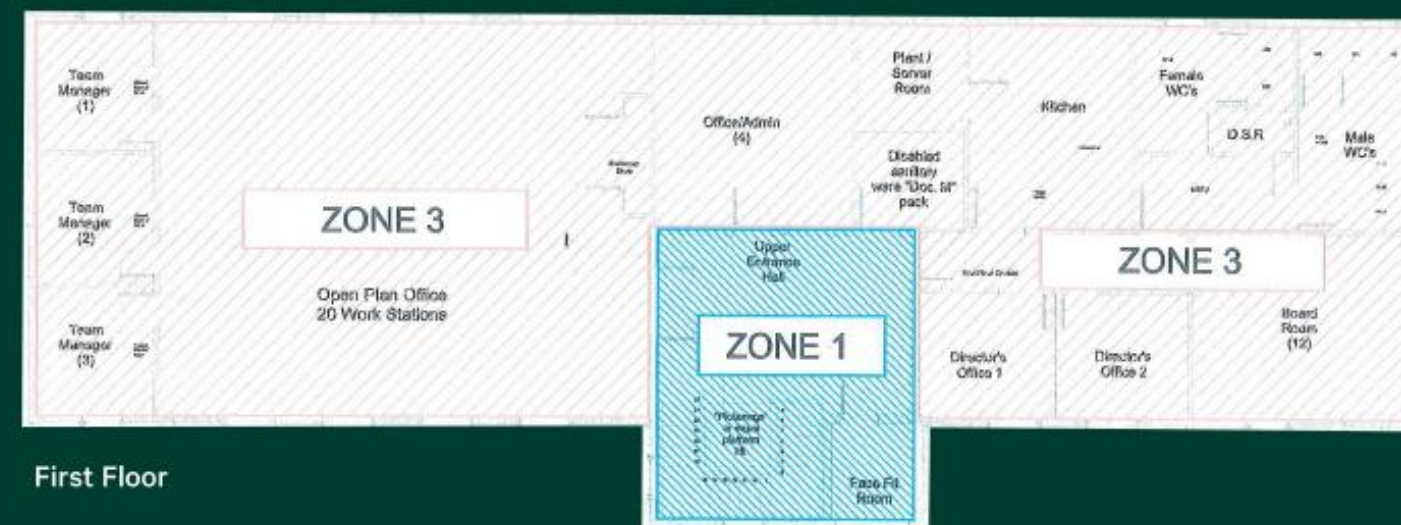
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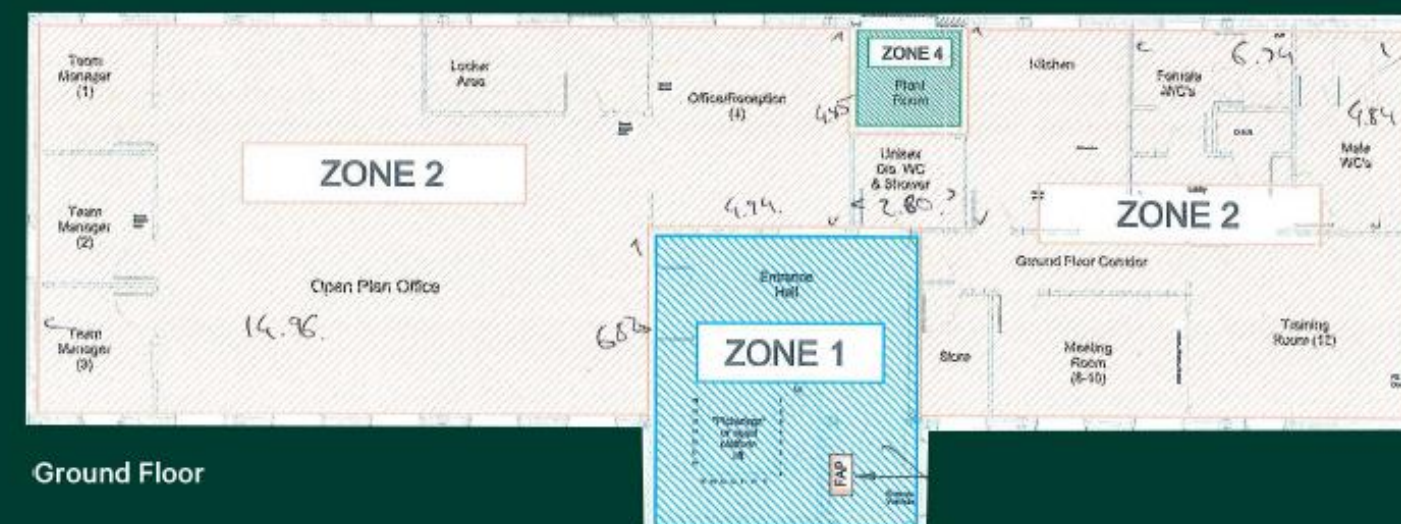
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First Floor



Ground Floor