



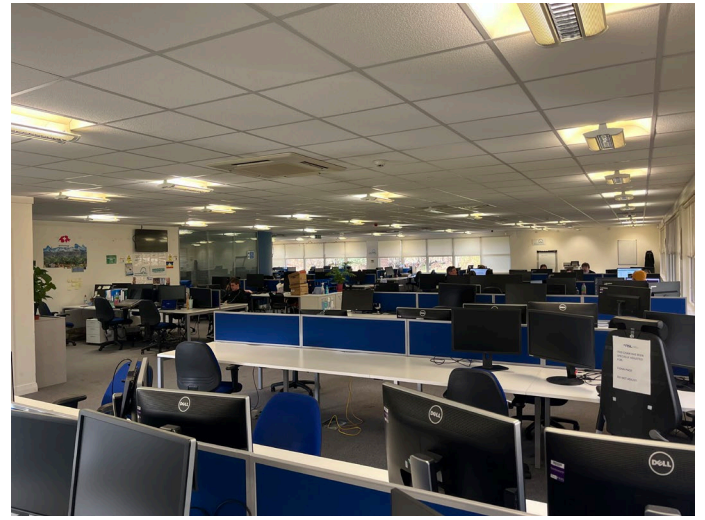
Earl Thorfinn House, 6 Druimchat View, Dingwall Business Park, Dingwall, IV15 9XL

- Floor Area:- 1055 sq.m / 11,359 sq.ft
- High Quality Fit Out In Place
- Rental Incentives And Flexible Lease Terms Available.
- Excellent Car Parking Provision



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean





LOCATION

The market town of Dingwall is situated approximately 14 miles northwest 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 contains a mixture of offices and industrial units. Current occupiers of the business park include: Scottish Environment Protection Agency, NatureScot, Menzies Distribution and Forestry and Land Scotland.

DESCRIPTION

The subjects comprise a detached single-storey modern office block. The property provides an excellent standard of office accommodation with raised access flooring and suspended ceilings with a modern air conditioning system in place.

ACCOMMODATION

The property benefits from a mixed layout comprising both open-plan and cellular areas. There are six large conference/meeting rooms as well as a large kitchen/staff room, locker rooms with showers, and W/C facilities.

The net internal area is calculated as 1055.28 sq.m / 11,359 sq.ft.

RATEABLE VALUE

The rateable value of the subjects at the time of printing is £95,000.

LEGAL COSTS

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

VAT

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

EPC

To be reassessed.

ASKING RENTAL

£110,000 per annum.

LEASE TERMS

The subjects are available to let on full repairing and insuring terms, for a minimum period of 3 years. Any lease period in excess of 5 years will be subject to five yearly rent reviews.

Permitted use of the subjects will be restricted to general business/office use, which falls within Use Class 4 of the Town and Country Planning Use Classes (Scotland) Order 1997. Any tenant will require to satisfy themselves that their proposed use falls within their permitted classes.

A service charge is applicable for the upkeep of common areas of the business park.

SALE PRICE/TERMS

Available on application

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 (link below).

Community Assets | Highlands and Islands Enterprise | HIE

VIEWING

4 Ardross Street
Inverness
IV3 5NN

To arrange a viewing please contact:



Callum Maclean
Chartered Surveyor
07803 896941
Callum.Maclean@g-s.co.uk



Jack Sibbald
Student Surveyor
07771 346938
Jack.Sibbald@g-s.co.uk

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2023