# TO LET
OFFICE

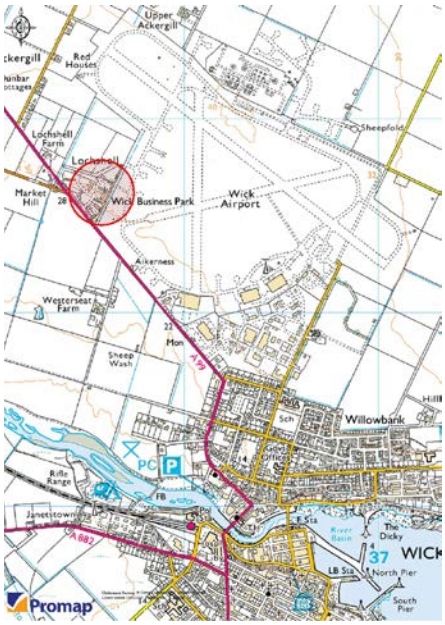
GRAHAM SIBBALD

## Unit 5A, Wick Business Park, Wick, KW1 4QR

The subjects comprise a modern, single storey, semi-detached, purpose built office block. The property provides an excellent standard of open plan office accommodation

- Modern office/ call centre
- NIA- 152.45 Sq.m / 1,641 sq.ft or thereby
- On the instructions of Highlands & Islands Enterprise

HIE
Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean




## LOCATION

The subjects are situated within Wick Business Park which lies on the northern outskirts of Wick, on the A99 John O'Groats road. The business park was developed by HIE Caithness & Sutherland and comprises the subjects, a number of similar properties and a number of undeveloped serviced sites.

## DESCRIPTION

The subjects comprise a modern, single storey, semi-detached, purpose built office block. The property provides an excellent standard of open plan office accommodation. The subjects benefit from the usual raised access floors incorporating power and data communications infrastructure and suspended ceilings within inset Category 2 lighting.

## ACCOMMODATION

The accommodation comprises shared entrance foyer, large open plan office space, shared gents toilets, shared ladies toilets, shared disabled toilet, communications room and shared plant room and cleaners store.

The total Net Internal Area is 152.45 sq.m / 1,641 sq.ft or thereby. The property is centrally heated by an oil fired, wet radiator system and benefits from air conditioning.

Designated car parking is available to the front of the subjects.

## SERVICES

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

## 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 5 yearly rent reviews. The property will be permitted for business uses falling within Use Classes 4 of the Town and County Planning (Use Classes) (Scotland) Order 1997. A service charge exists covering the costs of landscape maintenance of the business park as a whole.

## RENT

A rental of £11,500 per annum is sought for the property net of VAT.

## GENERAL

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, 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 a 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 http://www.hie.co.uk/community-support/community-assets/asset-transfer-requests.html

## ENTRY

By mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE

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**To arrange a viewing contact:**

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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: October 2019