

FOR SALE/ TO LET



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

Ness Mews
Ardross Place
Inverness

IV3 5BY

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DEVELOPMENT SITE WITH PLANNING CONSENT FOR TWO OFFICE BUILDINGS

Alternative Commercial and Industrial uses
would also be suitable.

Site extending to 1.123 Acres (0.4565 Ha).

1 BLAIRNAPARC ROAD DINGWALL BUSINESS PARK DINGWALL



LOCATION

Dingwall is strategically located 14 miles north of Inverness and boasts a population in the region of 6,000. It is the market town of Ross & Cromarty and is recognised as the principle administrative town serving the region, which has a population of over 50,000.

The subjects are situated within the Dingwall Business Park within an area of mixed Industrial and Office properties.

NEIGHBOURS

There are a number of high profile occupiers in the business park including Maclean Electrical, The Edinburgh Salmon Company, Alchemy Plus Business Solutions and Wester Ross Fisheries.

LEASE TERMS

The subjects are available to let on the basis of new full repairing and insuring lease terms. Please contact the marketing agents for rental prices.

RATEABLE VALUE

The respective Rateable Values will require to be assessed upon occupation by Highland and Islands Valuation Joint Board. Indicative Rateable Values can be provided upon request.

SERVICES

We understand the property will be connected to mains water and electricity whilst drainage will be to the main sewer.

ALTERNATIVE USES

The site would also be suitable for commercial warehousing, with units extending up to 40,000 sq ft, subject to a variation in planning.

SPECIFICATION

- Open plan flexible floor plates
- 150mm raised access floors
- Suspended ceilings incorporating LG7 lighting
- Integrated air conditioning/comfort cooling
- Platform lifts
- Allocated car parking
- Cycle parking

LEGAL COSTS

In the normal manner, an incoming tenant will be responsible for our client's reasonably incurred legal costs together with Stamp Duty Land Tax, registration dues and VAT.

ENTRY

By Agreement.

FURTHER INFORMATION

For further information and viewing arrangements please contact the sole agents Grant Stewart, Chartered Surveyors:-

Contact: Grant Stewart

Email: gs@gs-cs.co.uk

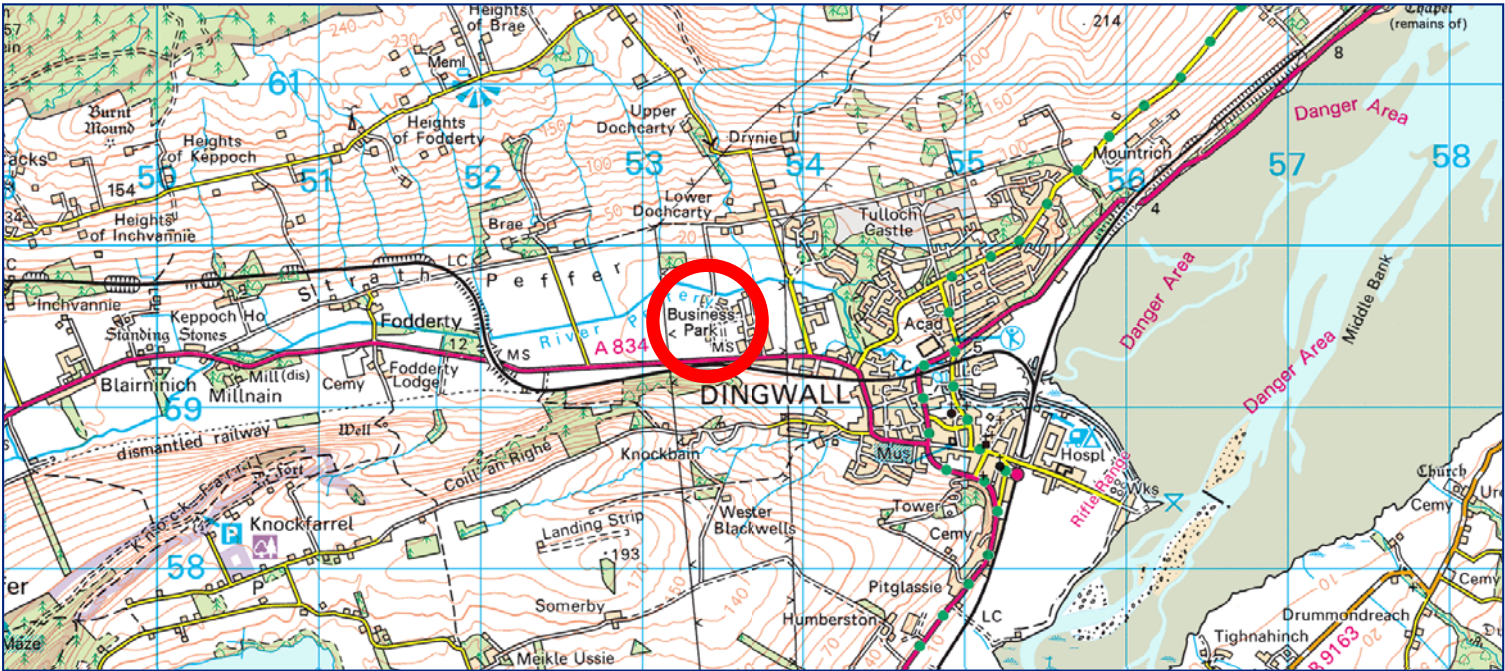
Tel: 01463 718719 | Fax: 01463 710712

Web: www.gs-cs.co.uk

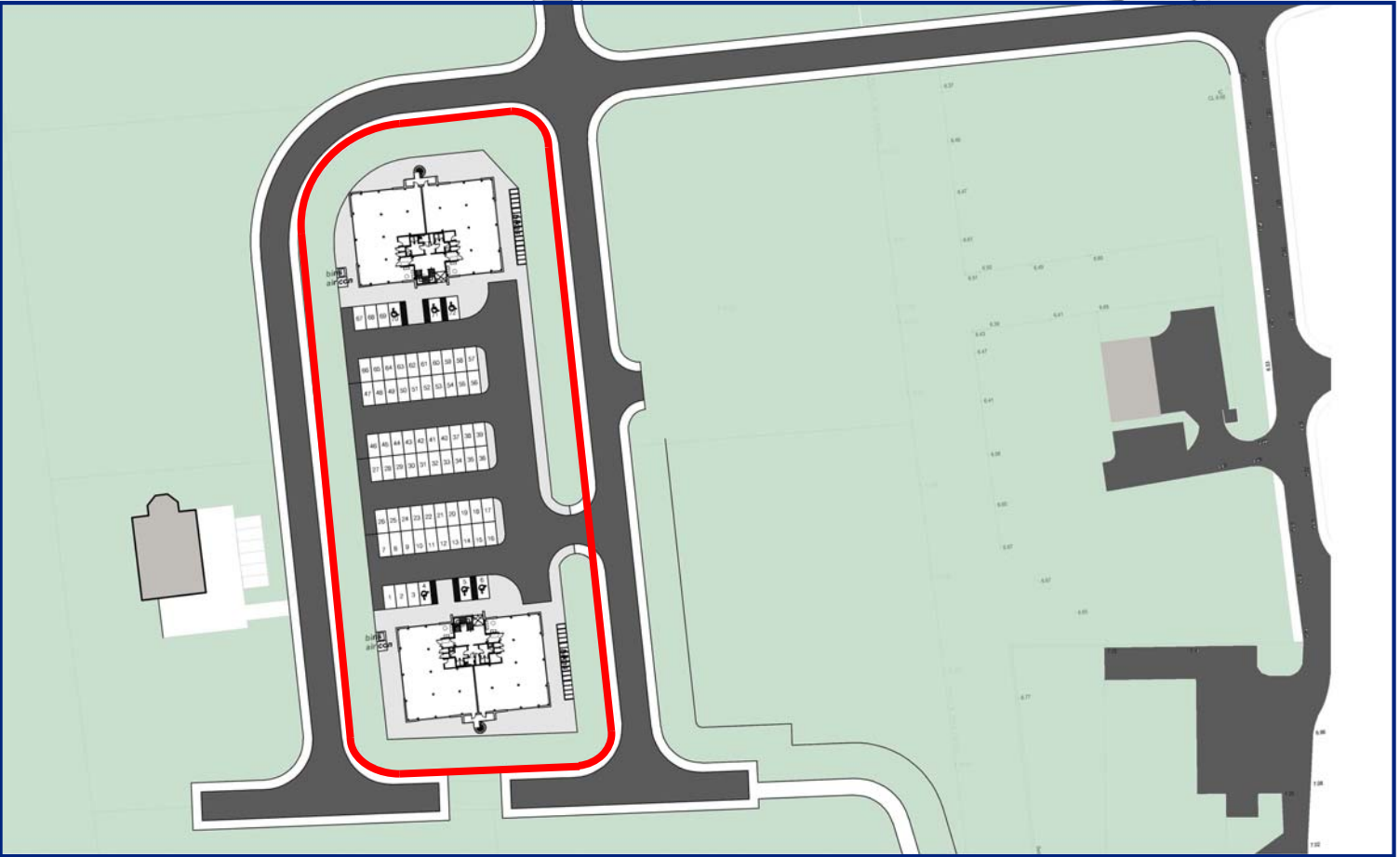
Grant Stewart, Chartered Surveyors,
Ness Mews, Ardross Place, Inverness, IV3 5BY



LOCATION PLAN

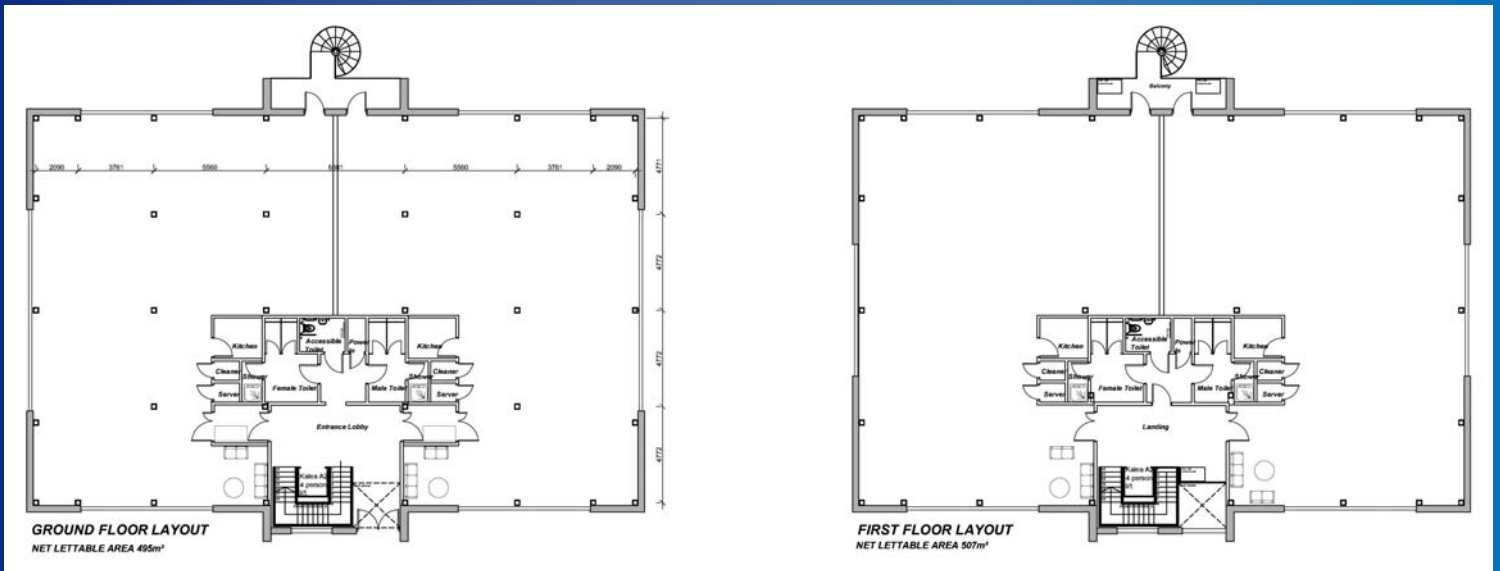


SITE PLAN





PROPOSED BUILDING DESIGN



PROPOSED FLOOR LAYOUT

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