

TO LET
OFFICE



**Venture House, 1 Enterprise Court,
Forres Enterprise Park,
Forres, IV36 2AU**

- Grade A
- Attractive landscaped setting
- Ground: 433.64 sq.m / 4,668 sq.ft or thereby
- First: 883.70 sq.m / 9,512 sq.ft or thereby
- Total: 1,317.34 sq.m / 14,180 sq.ft or thereby
- Ample on site car parking
- Individual floors available

LOCATION

The Enterprise Park, Forres is located two miles from Forres and is adjacent to the A96 linking Aberdeen with Inverness.

Situated in the idyllic and resourceful north east of Scotland, the Enterprise Park Forres offers a fantastic working environment. Extending over 100 acres, the park has a wide range of high quality and flexible business space. It is a high quality business park which has attracted occupiers from the manufacturing, marine, space and data centre sectors.

The subject property is prominently located within the Enterprise Park with a mixture of regional and national neighbours. The Highlands and Islands Enterprise runs 'Horizon Scotland' Incubator hub for small business located opposite the building.



Further information about the park can be found at www.enterpriseparkforres.co.uk

DESCRIPTION

The property comprises a modern office building arranged over ground and first floors. The building benefits from air conditioning and has Cat 5 wiring throughout. The property benefits from a large car park for approximately 95 vehicles.

SERVICES

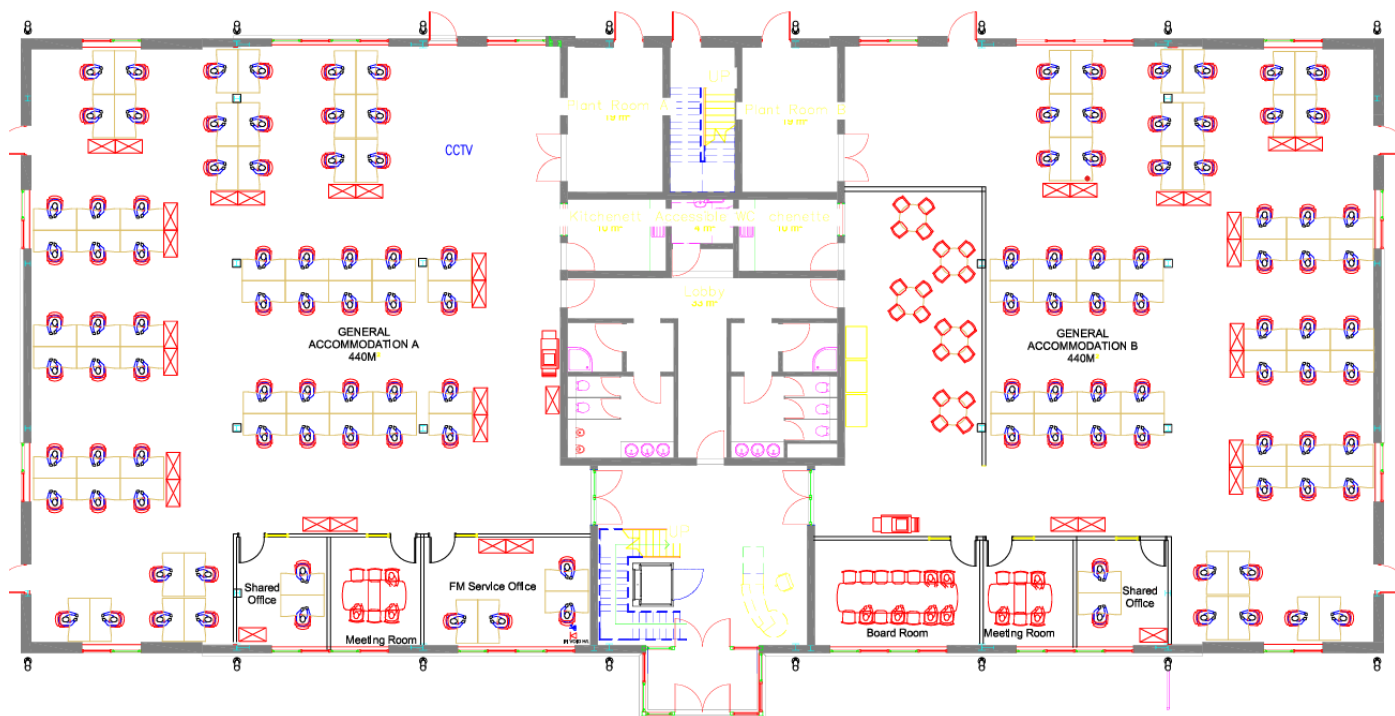
We understand that the subjects are connected to main supply for electricity and water with drainage being to the main sewer.

RATEABLE VALUE

Current Rateable Value is £124,000.

If the space was split, the suites will need to be reassessed separately.





ACCOMMODATION

Floor	SQ.M	SQ.FT
Ground	433.64	4,668
First	883.70	9,512
Total	1,317.34	14,180

RENTAL

On application.

VAT

All figures quoted are net of VAT.

LEGAL COSTS

Each party will pay their own legal costs. Should any LBTT or registration dues be applicable the tenant will be liable.

EPC

On application.

To arrange a viewing please 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. Date Published: August 2026

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.