

TO LET - MODERN OFFICES & PARKING

AVERON HOUSE, 3 DAIL NAN ROCAS, ALNESS, IV17 0PH



- PROMINENT BUSINESS PARK LOCATION CLOSE TO A9
- MODERN PURPOSE BUILT OFFICE BUILDING
- PLENTIFUL ON-SITE CAR PARKING
- TWO SELF-CONTAINED GROUND FLOOR OFFICE SUITES
- APPROX 2,635 SQ FT AND 2,684 SQ FT
- GREEN FREEPORT ACTIVITIES CLOSE BY
- COMMERCIAL LAND AVAILABLE NEARBY
- FLEXIBLE LEASE TERMS ON OFFER

LOCATION

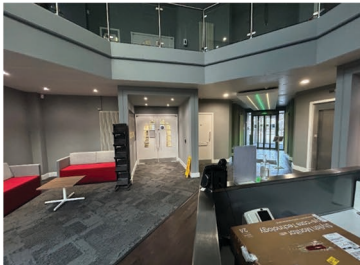
The subjects are situated within a high class business park development known as Dail Nan Rocas on the outskirts of the Easter Ross town of Alness. This development was carried out by Highlands & Islands Enterprise and is strategically located just off the main A9 trunk road and benefits from excellent road transport links to this main arterial route from Glasgow/Edinburgh and the south to Thurso and Wick in the north. Alness is some 20 miles north of Inverness, the principal city in the Highlands, which benefits from daily air links to various other major UK destinations.

DESCRIPTION

The subjects form a modern, detached two storey purpose built former call centre/office premises of modern steel frame construction with concrete floors, under an insulated profile metal panel clad roof.

The building provides an excellent standard of modern office accommodation which benefits from raised access floors incorporating power and data network cabling. There are suspended ceilings incorporating Category 2 lighting. There is perimeter heating, and air circulation system and double glazing.

On entering the premises there is an impressive two storey feature glazed reception with the available ground floor office suites located either side. There are approx. 75 dedicated car parking spaces.



SERVICES

The property is connected to all main supplies for electricity and water with drainage to the main sewer.

EPC

Both suites have an EPC Rating of "C".

RATEABLE VALUE

The Proposed Rateable Value of the entire building for 2023/2024 is;

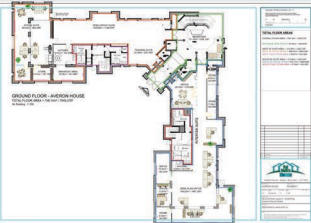
Suite 1 (Left) - £27,000 RV (estimated)

Suite 2 (Right) -£27,000 RV

The uniform business rate poundage for RV's up to £51,000 is £49.8p.

TERMS

A new flexible FRI Lease is sought for the available suites.



ACCOMMODATION

Generally both suites benefit from a mix of open plan and cellular space, staff/kitchen areas and ladies and gents WC facilities. The common core area has a large entrance hall, reception area, Disabled WC and stairwell.

The property has the following approximate Net Internal areas:

Suite 1 (Left) – 244.79 sq m / 2,635 sq ft

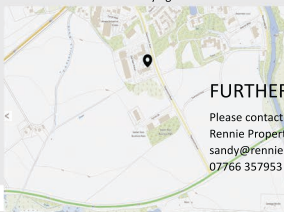
Suite 2 (Right) – 249.34 sq m / 2,684 sq ft

LEGAL COSTS

Each party will be responsible for the own legal costs. The Tenant will be responsible for any LBTT, Registration Dues and VAT thereon.

ENTRY

Immediate by agreement.



FURTHER INFORMATION

Please contact the sole letting agents:

Rennie Property Consultants

sandy@rennieproperty.co.uk

07766 357953

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