



Units 2, 5 and 6, First Floor, Creed Court, Gleann Seileach Business Park, Willowglen, Stornoway, HS1 2QP

- 3 Modern Office Units
- Net Internal Area of 595 sq.m / 6,405 sq.ft or thereby
- Individual Units ranging from 1,023 sq.ft to 4,252 sq.ft (NIA) also available
- Tenant incentives may be considered



LOCATION

The premises form part of the Gleann Seileach Business Park development carried out by Highlands & Islands Enterprise on the eastern outskirts of the town of Stornoway. Stornoway is the principal town on the Isle of Lewis in the Outer Hebrides. Stornoway benefits from good road transport links to the rest of the Outer Hebrides via the A859 trunk road. Stornoway also benefits from regular transport links with the Scottish mainland via the main ferry port and regional airport located in the town.

DESCRIPTION

The premises comprise first floor office space within a modern purpose built office block. This first floor property provides an excellent standard of open plan office accommodation with raised access floors incorporating power and data communication infrastructure and suspended ceilings with inset category 2 lighting.

ACCOMMODATION

The Net Internal Floor Area of the subjects extends to:

Unit	Sq M	Sq Ft
2	395	4,252
5	95	1,023
6	105	1,130
TOTAL NIA	595	6,405

SERVICES

The premises are connected to mains water and 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. Tenant incentives may

also be considered. The use of the property will be restricted for uses falling within Use Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

RENTAL

A rental of £48,000 per annum is sought. Quoting rents for individual suites can be provided on application.

SALE PRICE

On application.

VAT

All prices quoted are 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>

LEGAL COSTS

Each party will pay their own legal costs.

ENTRY

By mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

To arrange a viewing contact:



Callum Maclean

Graduate Surveyor
callum.maclean@g-s.co.uk
01463 701 884



Frazer Mackay

Property Manager
frazer.mackay@g-s.co.uk
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IMPORTANT NOTICE

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