



Ballachraggen House, Dail Nan Rocas, Teaninich Industrial Estate, Alness, IV17 OPH

- Modern Office Accommodation
- Full Repairing and Insuring Lease for Minimum 3-5 Years
- Net Internal Area: 228 sq.m / 2,454 sq.ft or thereby

Flexible office space with car parking close to the A9.



LOCATION

The premises are located on a good business park development on the eastern outskirts of the busy town of Alness. It is situated approximately 22 miles north of Inverness and is within close proximity of the A9 trunk road. These premises are also within easy commuting distance of Invergordon and its port. The business park has a mix of occupiers.

DESCRIPTION

The premises form a single-storey detached office building of modern construction. Internally the premises are fitted out to a good standard.

ACCOMMODATION

Floor	Sq M	Sq Ft
Total	228	2,454

RENT

On Application

SALE TERMS

The property may be available to purchase. Further details on request.

LEASE TERMS

The property will be let on full repairing and insuring terms for a minimum period of 3 to 5 years. Depending on the length of lease the premises will be subject to 5 yearly rent reviews. Rental incentives available to an incoming tenant.

RATES

To be confirmed.

USE CLASS

Office - Use Class 4

LEGAL COSTS

Each party will meet their own legal costs.

ENTRY

By mutual agreement.

EPC

To be confirmed.

To arrange a viewing contact:



Andrew Rose

Director

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Jack Sibbald

Student Surveyor

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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
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