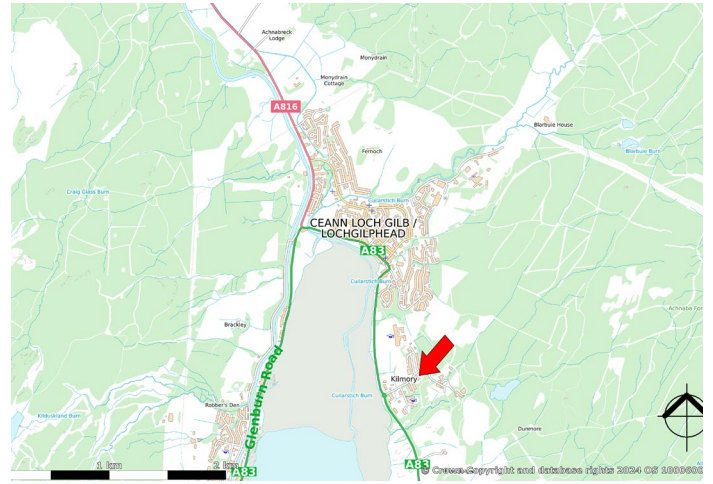




Office Accommodation, The Enterprise Centre, Kilmory Industrial Estate, Lochgilphead, Argyll PA31 8SH

- Modern, open plan office accommodation.
- Flexible size availability — ranging from circa 500 sq ft to 5,000 sq ft.
- Secure accommodation with kitchen/meeting room facilities.
- Car parking allocation included.
- Flexible terms of occupation available.





LOCATION

The subjects are located within Lochgilphead, one of the largest towns in Argyll which lies approximately 38 miles south of Oban and 88 miles west of Glasgow on the West Coast of Scotland. Lochgilphead is also the administrative headquarters of Argyll & Bute Council and a popular tourist stop-off for those travelling south towards Tarbert and Campbeltown on the Argyll peninsula.

Within Lochgilphead the subjects are located approximately one mile south east of the town centre within the Kilmory Industrial Estate which is the main industrial/commercial location in the town. The Argyll & Bute Council HQ is located nearby at Kilmory Castle as is Argyll College (UHI), whilst other surrounding occupiers in the estate include The Forestry Commission and Travis Perkins.

DESCRIPTION

The subjects comprise of modern office accommodation contained within a larger building currently partly occupied by public sector organisations HIE and NatureScot. The building has been specifically designed and fitted out in a way that permits flexibility meaning layouts can be adapted to provide more open plan or cellular type layouts depending on any potential occupiers' requirements.

Any occupiers' accommodation will be secured with access to kitchen/meeting facilities provided as standard. Car parking allocation also included.

ACCOMMODATION

Flexible size availability ranging from circa 500 sq ft to 5,000 sq ft. More information on available space/layout etc can be provided on application.

RATEABLE VALUE

£41,250

Please note the above figure represents the rateable value for the full area of HIE's current office space — if a deal is agreed for a smaller area of office space within the building then the rateable value of that area will likely be lower.

There may be business rates relief available in certain scenarios. Further information in this regard can be provided on application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with any transaction unless otherwise agreed.

VAT

Applicable on all costs unless stated.

EPC

'B' Rated

RENT

To be provided on application

SUB-LEASE TERMS

The premises will be available on full repairing and insuring terms on a sub-let basis. A deposit of 3 month's rent will be required on entry. Repairs to common areas will be charged on an equitable basis. Out with the above relatively flexible terms of occupation are available subject to negotiation.

The permitted use will be office falling within Class 4 of the Town & Country Planning (Use Class) Scotland 1997. Any occupier will require to satisfy themselves that their proposed use falls within the permitted use class.

VIEWING

Viewings to be arranged via Graham + Sibbald.

To arrange a viewing contact:



Callum Maclean

Surveyor

01463 236 977

callum.maclean@g-s.co.uk



John MacBean

Partner

07780 958 673

John.macbean@g-s.co.uk

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