



# TO LET

## MODERN OFFICE UNIT

UNIT 6, GLENSHELLACH BUSINESS PARK, OBAN, PA34 4HG

Quality office space within Oban.

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Dedicated car parking.

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Close to transport links & convenient access to road links (A85/A82).

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Net internal area of 47.18 sq.m (508 sq.ft).

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Rent - £8,000 per annum.

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## LOCATION

The property is located within Oban which is the largest town between Helensburgh and Fort William and offers accessibility to various islands, therefore being a popular destination for tourists during high seasons.

The subjects are situated in Glenshellach Business Park. The property can be accessed via Glengallan Road, which links to Soroba Road (A816), the main arterial road through Oban. The A816 also affords access further north and south of the town.

The immediate surrounding area is primarily commercial in nature, with purpose-built office accommodation. Nearby occupiers include University of the Highlands and Islands and Argyll College and OES.

The location of the subjects is shown on the street plan.

## DESCRIPTION

Unit 6 is part of a terraced office development. Access to the unit is afforded from both front and rear of the property.

The unit has an open plan office/workshop area towards the front and a small WC to the rear. There are also kitchen facilities.

The ceiling is painted, with strip lighting.

The unit has 2 individual parking spaces.

## ACCOMODATION

The property has a total net internal area of approximately:

Unit 6 - 47.18 sq.m (508 sq.ft)

## RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with Rateable Values of:

Unit 6 - £6,000

Please note that a new occupier has the right to appeal the current assessment

The subjects benefit from 100% rates relief under the Small Business Bonus Scheme, subject to applicant status.

## RENT

Offers in the region of £8,000 per annum (excl VAT) are invited.

## VAT

All prices quoted are exclusive of VAT, where applicable.

## EPC

A copy of the Energy Performance Certificate is available upon request.

## ENTRY

Entry is available upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

## DATE OF PUBLICATION

FEBRUARY 2024

## REFERENCE

WSA2531



## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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