



INDUSTRIAL / AGRICULTURAL

- > MODERN CLEAR SPAN SPACE
- > FROM 1,824 FT² TO 5,121 FT²
- > SURFACED YARD AREA
- > ON SITE PARKING
- > SUITABLE FOR VARIOUS USES
- > IMMEDIATE ENTRY
- > RENT FROM £6,750 PER ANNUM

TO LET

UNITS 1 & 2, NORTH DUNN, WATTEN, WICK, KW1 5XL

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LOCATION

The property is located at North Dunn near Watten lying on the north side of the A882 which runs between Wick and Thurso in Caithness. The A882 road runs to the south of Loch Watten and connects directly with the main A9 trunk road leading northwest to Thurso (9 miles) and to Wick (11.5 miles) to the southeast. Inverness the main administrative centre for the Highlands lies 103 miles to the south via the A9.

DESCRIPTION

The property comprises 2 industrial units comprising part of a larger detached building originally built for agricultural purposes and the storage of machinery. The building is of modern steel portal frame construction with profile metal clad external walls under a pitched profile metal clad roof incorporating translucent rooflights. Both units are fitted with vehicle access roller doors (5 m wide x 4.5 m high) as well as pedestrian doors.

Internally, both units provide clear span space benefiting from an eaves height of over 6 metres. Floors are solid throughout. Lighting comprises a mix of modern fluorescent fittings. Space heating is provided via a biomass system housed within the wider building. Externally, the property benefits from good access/circulation space for heavy vehicles and on-site car parking.

The units are available together or individually.

DESCRIPTION	M ²	FT ²
Unit 1:	306.26	3,297
Unit 2:	169.42	1,824
TOTAL	475.68	5,121

RATEABLE VALUE

The units will require to be assessed for business rates on occupation.

EPC

Details are available upon request.

LEASE

The space is available "To Let" on flexible lease terms either as a whole or two lots. Rentals sought for each unit are listed below:-

Unit 1: £11,500 per annum, exclusive of VAT.

Unit 2: £6,750 per annum, exclusive of VAT.

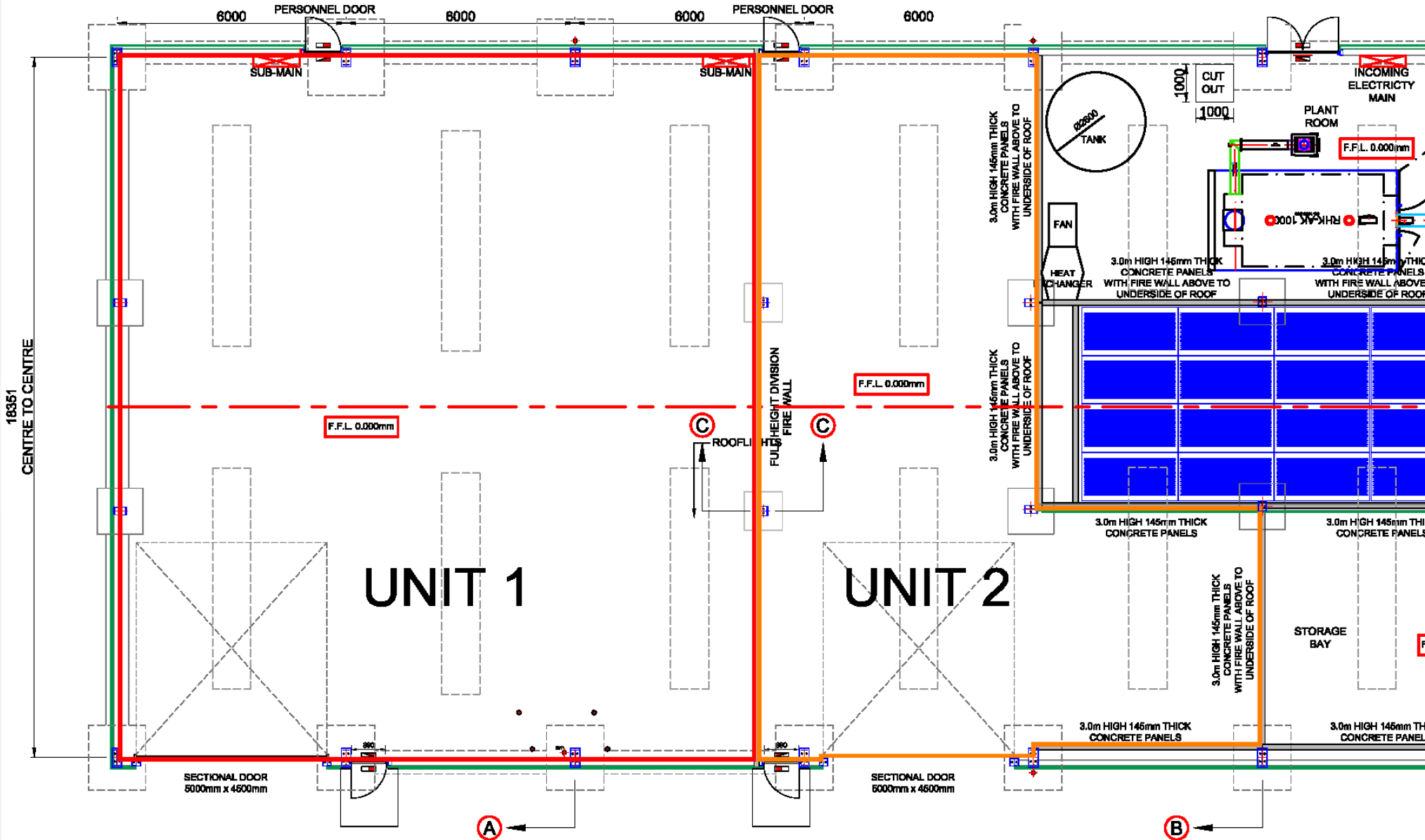
COSTS

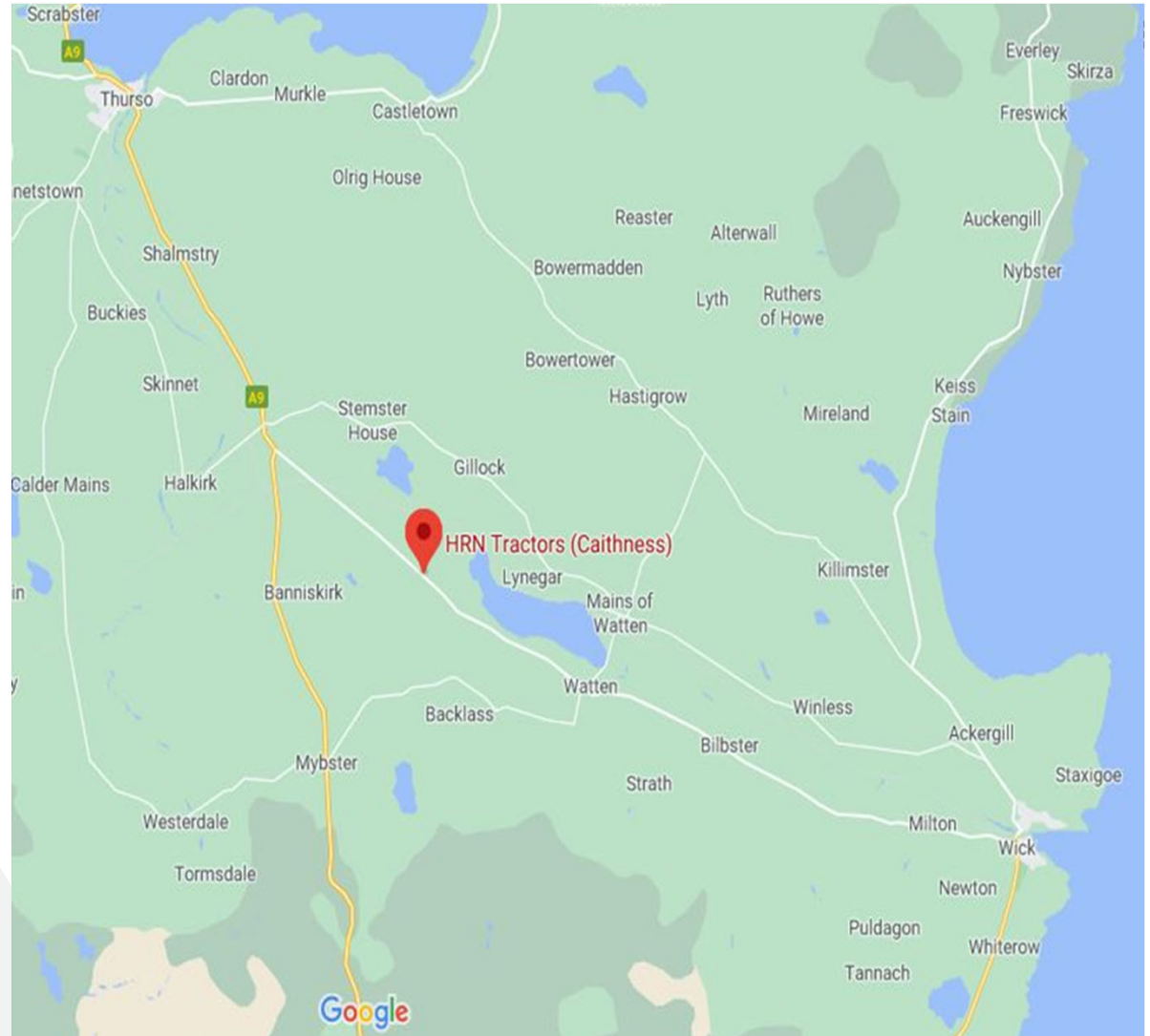
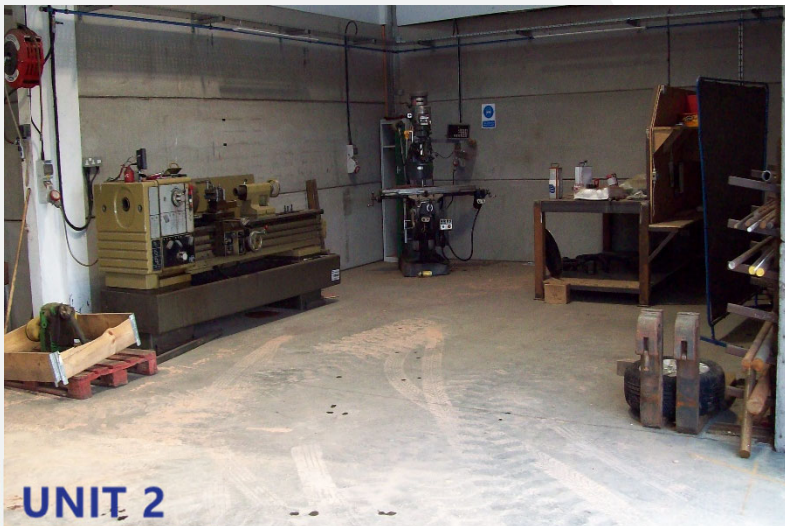
Each party will bear their own legal costs. The incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon.

VAT

VAT will apply to any transaction.







For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors, Mulberry House, 39/41 Harbour Road, Inverness, IV1 1UA

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