



INDUSTRIAL

7 NEW UNITS FROM 1,076 FT² | FLEXIBLE LEASE TERMS | SUITABLE FOR VARIOUS USES (STP) | ON SITE CAR PARKING
EASY CONNECTION TO A95/A9 TRUNK ROAD | QUALIFIES FOR 100% RATES RELIEF | **RENT FROM £10,000 PER ANNUM**
ON SITE EV CHARGE POINTS | BIOMASS HEATING SYSTEM + SOLAR POWER | EXCELLENT EPC RATING: "A"

TO LET

GREEN ENERGY PARK

ACHNAGONALIN INDUSTRIAL ESTATE, GRANTOWN-ON-SPEY, PH26 3TA

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LOCATION

Grantown on Spey (2011 Census; population 2,430) occupies a strategic position in the heart of Badenoch & Strathspey within the Cairngorms National Park. The town is firmly established as one of the main settlements in the local hierarchy. It was designed as a planned town with a distinctive grid style layout and lies on the River Spey halfway between the Cairngorm and Lecht ski areas. The town is surrounded by ancient woodlands which provides a unique habitat for a wide variety of wildlife. Grantown is located approximately 35 miles south of Inverness and 15 miles north of Aviemore.

Despite its relatively modest population, Grantown enjoys a favourable range of local facilities and amenities. It is an established all-year holiday destination particularly for outdoor enthusiasts and is popular in the winter season with skiers and snowboarders. It is a central base for those fishing on the River Spey, climbing, walking and exploring the countryside. The town is also conveniently located for the 70-mile long famous Speyside Malt Whisky Trail. The Cairngorms National Park is the UK's largest National Park at 4,528 square kilometers, comprising about 6 per cent of Scotland's land area. Circa 17,000 people live in the Park and a further 1.4 million people visit it each year.

The subjects are located within the popular Achnagonalin Industrial Estate approximately one mile east of the town centre. The location enjoys easy access to the A95 Aviemore/Elgin trunk road. Surrounding properties are in mixed commercial use, including business, trade counter and light industrial occupiers.

DESCRIPTION

Newbuild Green Energy Park development providing energy efficient, low carbon, business units.

Construction of the parade of 7 clear span commercial units of steel portal frame design has now completed. The units are clad with insulated profile metal sheets. Each unit has the benefit of a vehicle access roller door (circa 4m wide x 3.8m high) as well as a pedestrian door.

The internal eaves height is approximately 4m with a corresponding internal ridge height of approximately 5.3m. A single disabled toilet is provided to the rear of each unit. The units will be provided ready for an incoming occupier's fit-out. Designated car parking will be provided adjacent to each unit. The perimeter of the overall site is bounded with security fencing and double access gates.

The overall development benefits from a low-cost and maintenance free Renewable Energy Biomass District Heating Network powered by 2 on-site Biomass Boilers which provide heating for the development with a blow-air space heater fitted within each unit. In addition, Solar Photovoltaic Panels generating clean electricity are fitted to the rear roof pitches of the units. Electric Vehicle charge points will also be available on site. These green energy installations will greatly assist occupiers in reducing their carbon footprint and protect their businesses from rising energy costs.

PLANNING

Suitable for Class 4 (Business), Class 5 – General Industrial & Class 6 – Storage or Distribution Uses. The units may suit a range of other uses Subject to Planning. Please contact the agents to discuss any proposals.

AVAILABILITY SCHEDULE, FLOOR AREAS & RENTS

Unit No:	Floor Area		Rent per annum	Availability
Unit 11 d	100 m ²	1,076 ft ²	£10,000	TO LET
Unit 11 e	100 m ²	1,076 ft ²	£10,000	TO LET
Unit 11 f	100 m ²	1,076 ft ²	£10,000	TO LET
Unit 11 g	100 m ²	1,076 ft ²	£10,000	NOW LET
Unit 11 h	140 m ²	1,507 ft ²	£14,000	NOW LET
Unit 11 i	100 m ²	1,076 ft ²	£10,000	TO LET
Unit 11 j	100 m ²	1,076 ft ²	£10,000	TO LET

Individual units are available from 1,076 sq ft. Multiple units can be combined to suit larger floor space requirements.

BUSINESS RATES

Each unit will require to be assessed for business rates on occupation. We understand the units will qualify for 100% rates relief in terms of the Small Business Bonus Scheme.

SERVICE CHARGE

There is a service charge payable to cover the maintenance of the common areas of the development. Details can be provided on request.

LEASE TERMS

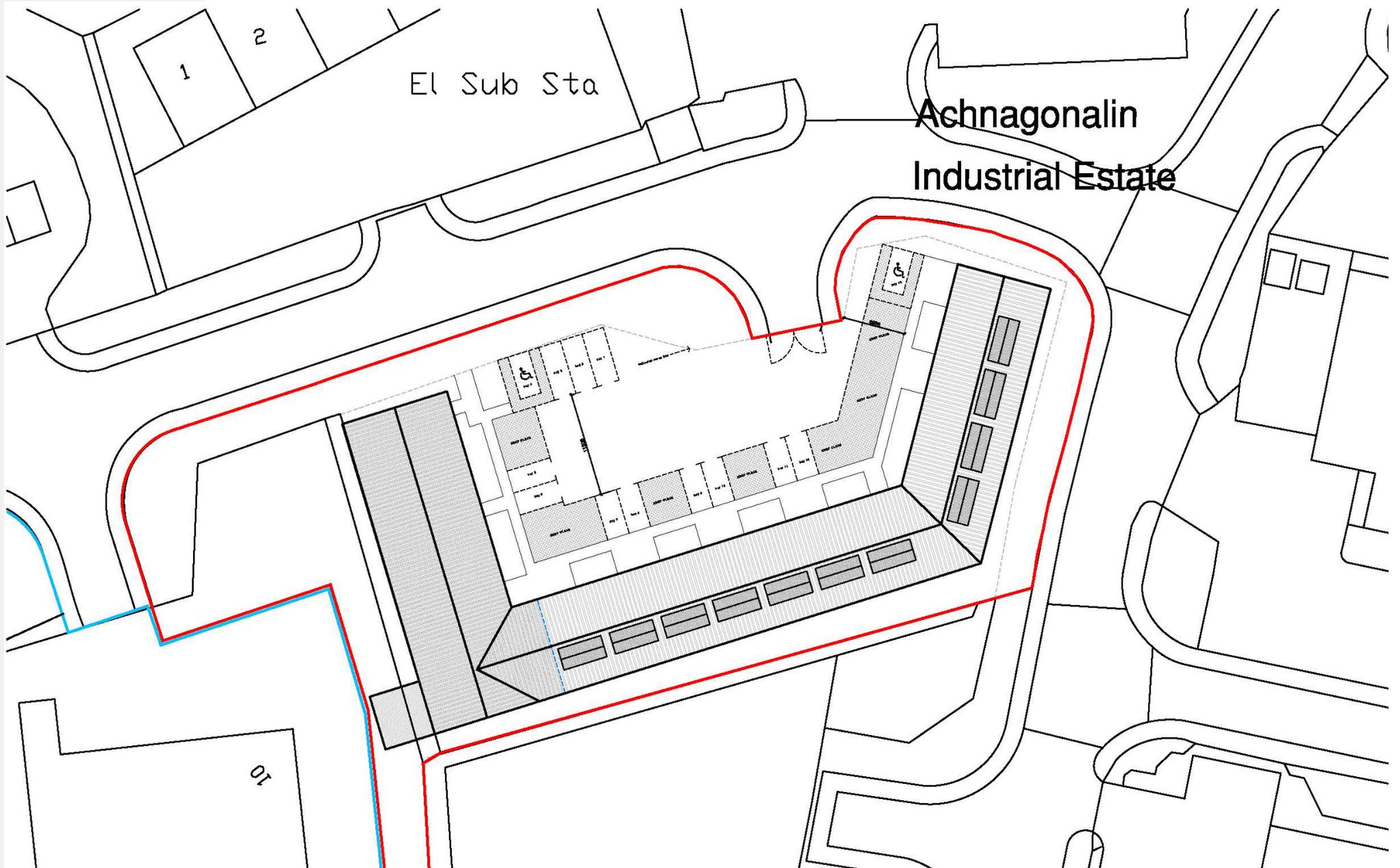
The units are available "To Let" on flexible lease terms. The quoting rentals and availability are stated above.

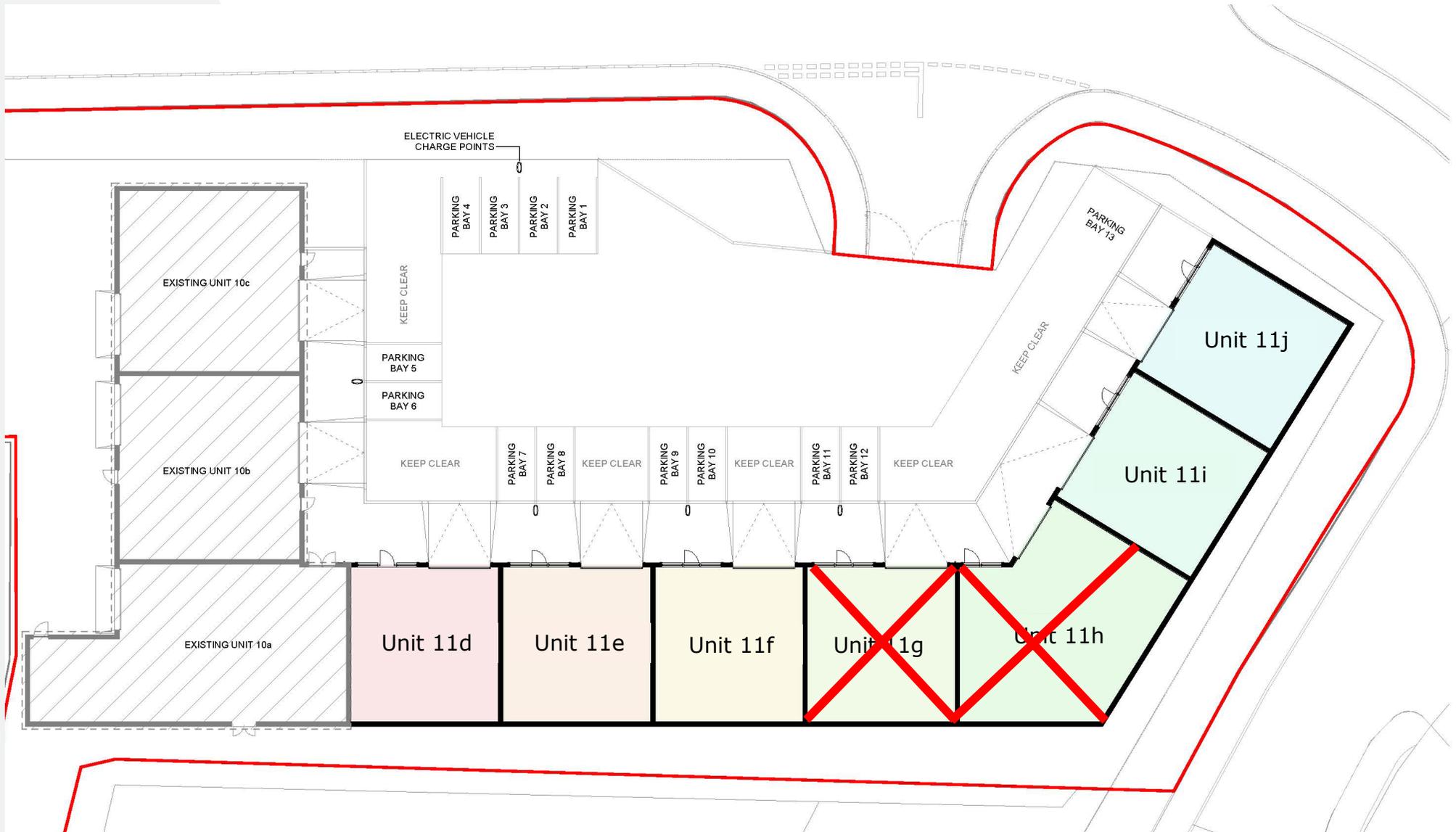
COSTS & VAT

Each party will pay their own legal costs. The ingoing tenant will be responsible for LBTT, Registration Dues and any VAT thereon. Figures are stated exclusive of VAT, which will be added at the current rate.

EPC

All of the units benefit from an excellent EPC Rating of "A". The EPC Certificates and Recommendations Reports are available on request.











For further information or viewing arrangements please contact the agents:

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

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