

MODERN SERVICED OFFICE

- > SECOND FLOOR
- > EXTENDS TO 42 M² (452 FT²)
- > AMPLE ON SITE CAR PARKING
- > NO VAT ON RENTAL
- > EASY ACCESS TO A96
- > ALL INCLUSIVE RENT: £6,000 PER ANNUM
(£500.00 PER CALENDAR MONTH)
- > NO VAT ON RENTAL

TO LET

**OFFICE 8, SECOND FLOOR, SPEYSIDE BUSINESS CENTRE
8 WEST STREET, FOCHABERS, IV32 7DJ**

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LOCATION

Fochabers is located to the east of the River Spey approximately 10 miles to the east of Elgin the administrative centre for Moray and 8 miles south west of Buckie. The city of Inverness is approximately 48 miles to the west and Aberdeen is 57 miles to the south east. The town is home to the Baxters Food Group and is a popular tourist destination with Fochabers Folk Museum and Heritage Centre, Gordon Castle and Walled Garden and the Scottish Dolphin Centre at nearby Spey Bay, to name a few attractions in the area. Both primary and secondary education is provided in the town at Milne's Primary School and Milne's High School respectively.

The Speyside Business Centre is located on West Street which connects directly to the main High Street which in turn connects easily to the Fochabers By-Pass forming part of the main A96 trunk road. The building is set within pleasant landscaped grounds with mature trees and benefits from ample car parking provision.

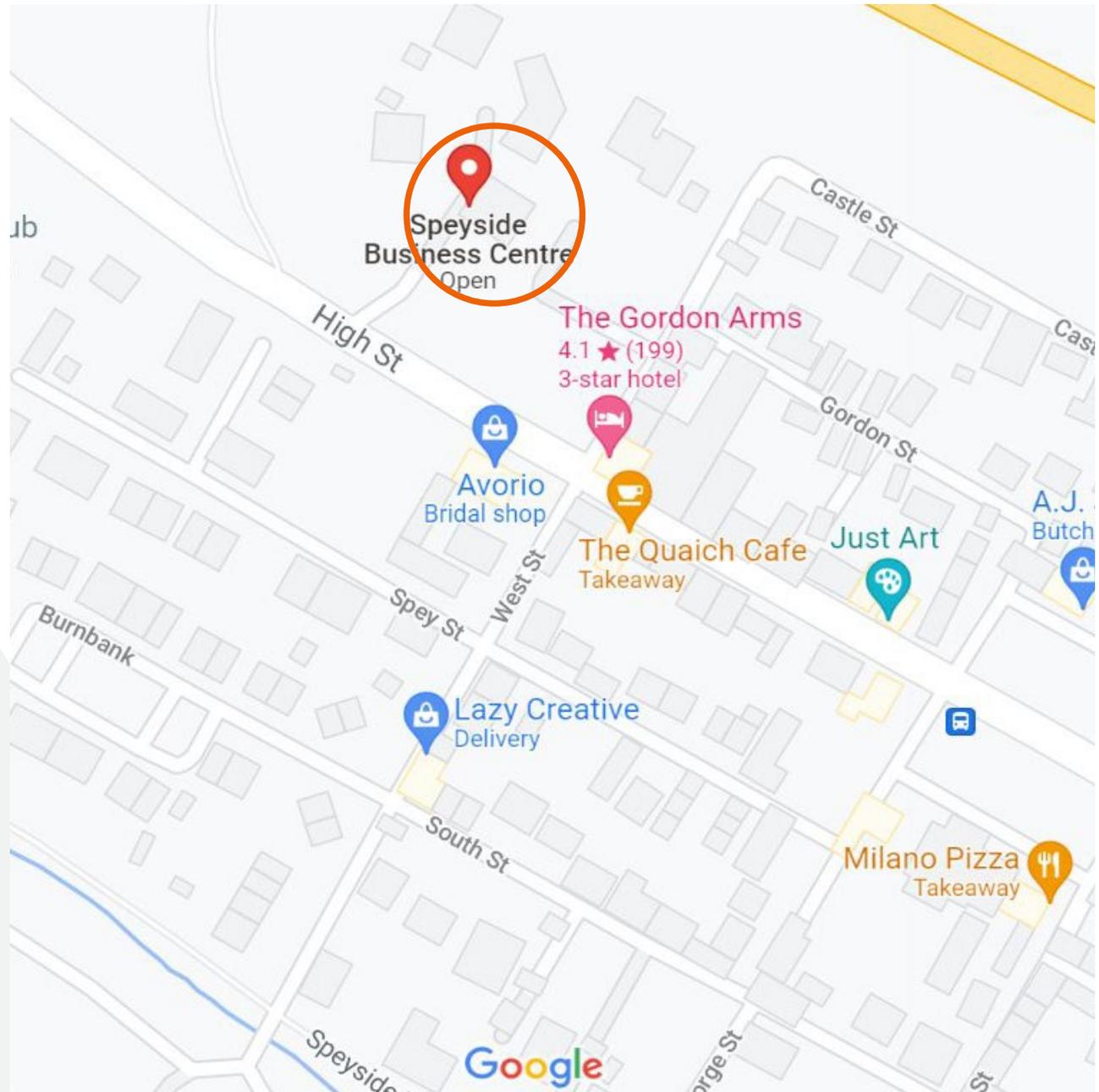
DESCRIPTION

The Speyside Business Centre offers serviced office suites. Office 8 is on the second (top) floor of the building accessed via a common staircase. The suite provides open plan space for approx. 6 desks. The suite is carpeted throughout and benefits from wall mounted radiators and fluorescent lighting. The office is bright with lots of natural daylight from Velux windows. Toilet facilities are provided within the common area on the second floor and kitchen facilities are available on the first floor of the building.

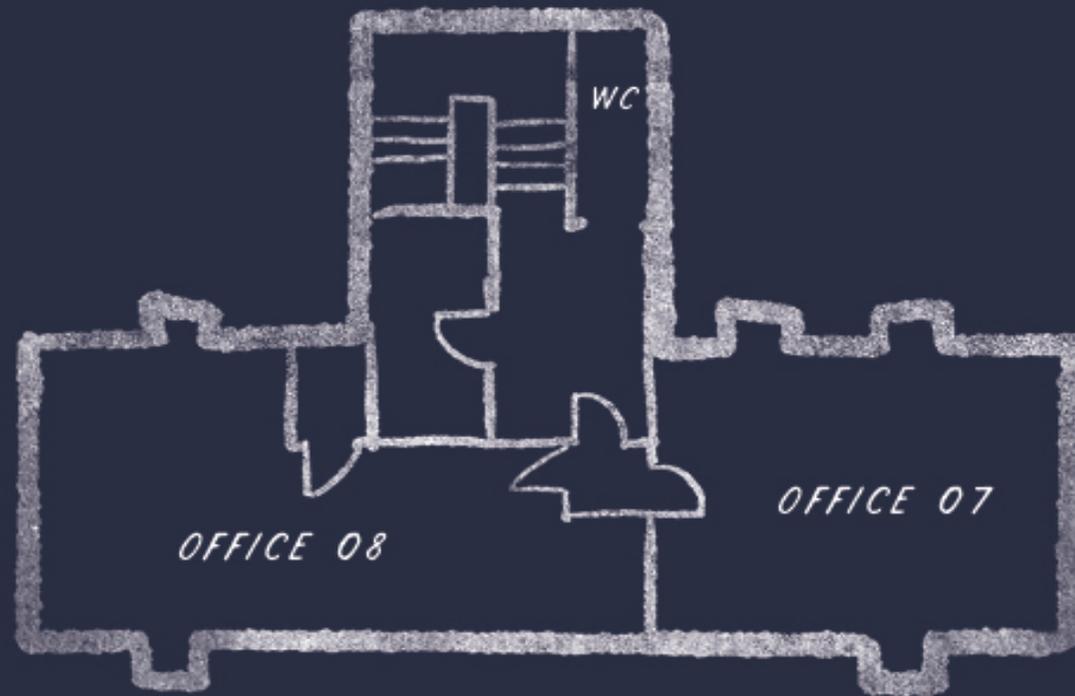
SPECIFICATION

Office Suite 8 is available "To Let" on all-inclusive terms including the following_

- Electricity & Heating
- High Speed Internet
- Numerous Electric and Ethernet Points
- Secure Entry System (24/7 access)
- Cleaning and Maintenance of common areas
- Private on-site car parking
- Optional Phone Service
- Large Storage Cupboard







SECOND FLOOR

FLOOR AREA

Office 8 extends to approximately 42 m² (452 ft²).

BUSINESS RATES

The office is entered in the current Valuation Roll with a NAV/RV of £2,000. The office qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

EPC

Details available on request.

RENTAL

Office 8 is available "To Let" on all-inclusive lease terms for a period to be agreed with an asking rental of £6,000 per annum (£500.00 per calendar month), exclusive of VAT.

ENTRY

Immediate entry is available by mutual agreement.

VAT

VAT will not apply to any transaction.

COSTS

The new tenant will be liable for their own legal costs, LBTT, Registration Dues and any VAT (where applicable).



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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