



LAND FOR OPEN STORAGE

- > EASY ACCESS TO A96 TRUNK ROAD
- > POPULAR BALMAKEITH BUSINESS PARK
- > SECURE & SURFACED SITES
- > SITE 5: 0.96 ACRES | SITE 6: 1.49 ACRES
- > SUITABLE FOR BUSINESS / LIGHT AND GENERAL INDUSTRIAL / STORAGE OR DISTRIBUTION USES, STP
- > **DESIGN & BUILD AVAILABLE**

TO LET

SITES 5 & 6, BALMAKEITH BUSINESS PARK, NAIRN, IV12 5QR

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LOCATION

The sites are located within Balmakeith Business Park approximately 1 mile to the east of Nairn town centre. Access to the sites is taken from Tom Semple Road the main thoroughfare through the business park which has direct connection to the main A96 trunk road leading west to Inverness (16 miles) and south east to Aberdeen (87miles).

Neighbouring occupiers to the subject sites include G Capstick Timber Ltd, Jarvie Plant Group Ltd, Boiler & Valve Engineering Ltd, Black Isle Bronze, AB 2000 Plant and Machinery Hire and CAP Gemini UK Ltd.

DESCRIPTION

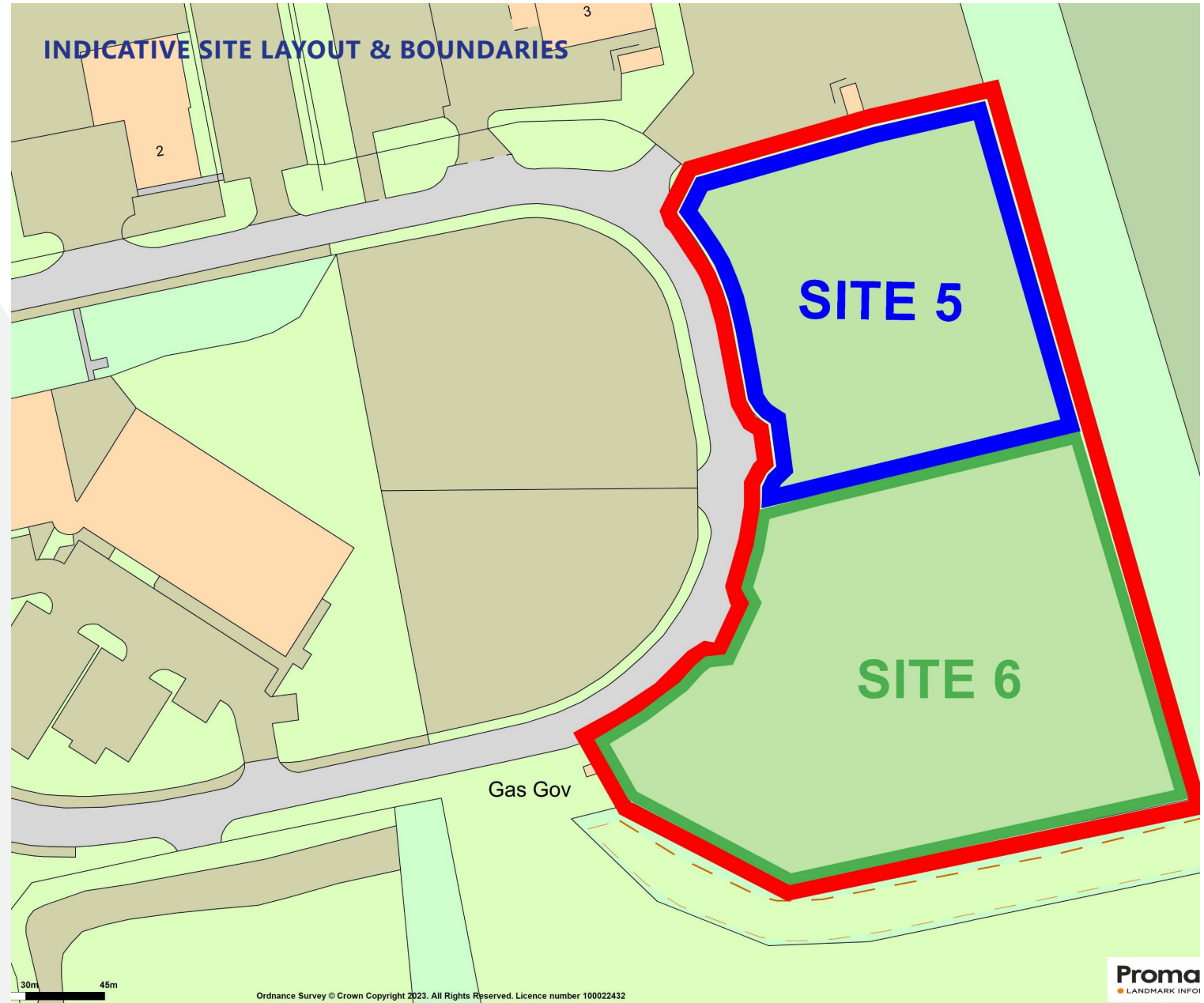
The subjects comprise 2 adjoining generally level development sites each extending to the undernoted developable site areas:

Site 5: 0.96 Acres

Site 6: 1.49 Acres

The sites are available individually or the whole site is available as one. The sites are currently grassed over. However, the landlord will provide each site fully surfaced in hardcore as well as erecting security fencing and gated entrances. Road spur entrances to each site are already in place.

Design and build opportunities may also be available. Please discuss any proposals with the marketing agents.



SITE 5

SERVICES

Mains services including electricity, water and drainage are available adjacent to the sites.

Prospective tenants should satisfy themselves in respect of the services and ensure they meet their requirements.

PLANNING

Balmakeith Business Park is allocated within the Inner Moray Firth Local Development Plan for "Business" use (NA10 Balmakeith). As well as Class 4 (Business) use the site would also be suitable for Classes 5 (General Industrial) and 6 (Storage & Distribution) all within the terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997 and subject to local authority approval.

The sites may be suitable for a variety of other uses, subject to planning. Please discuss any proposals with the marketing agent.

RATEABLE VALUE

Any development will require to be assessed for rating purposes on completion and occupation.

LEASE

The sites are available either individually, or as a whole, on term to be agreed. The undernoted rentals are sought:-

Site 5: £20,000 per annum, plus VAT

Site 6: £30,000 per annum, plus VAT

LEGAL COSTS

Each party to pay their own legal costs. The incoming Tenant will be responsible for any LBTT, Registration Dues and VAT.



SITE 6





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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