

TO LET

Leisure

Attractive “B” Listed
(former Ice Factor) Building

Floor Area: 1,157 m² (12,457 ft²)
Site Area: 1.09 Acres, or thereby

On-Site Car Parking

Popular Tourist Destination

Former National Climbing Centre

Suitable for Various Uses, Subject
to Planning

Easy Connection to A82 Trunk
Road



WHAT 3 WORDS

**FORMER ICE FACTOR ACTIVITY CENTRE
KINLOCHLEVEN BUSINESS PARK, KINLOCHLEVEN, PH50 4SF**

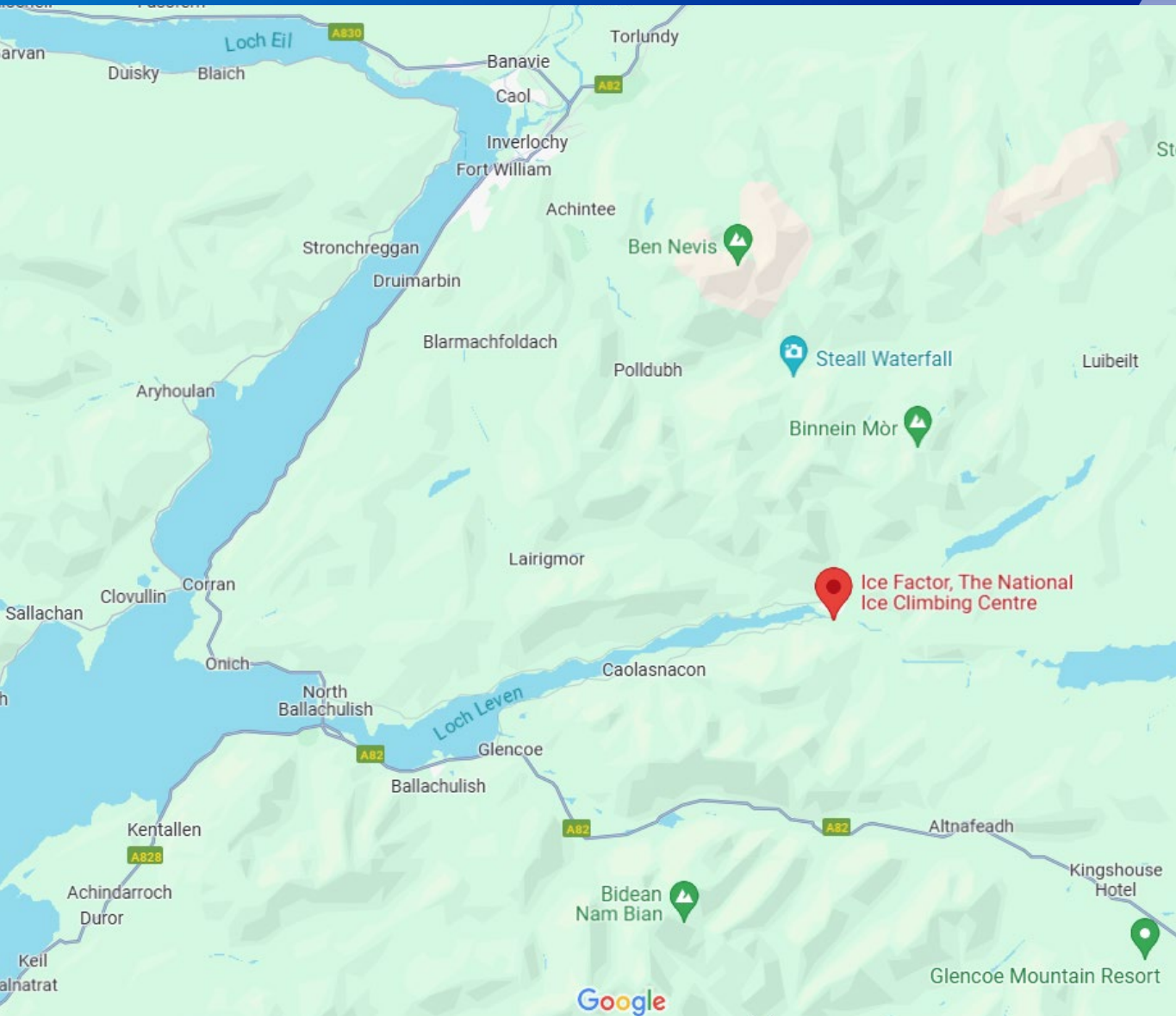
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Location

ACTIVITY CENTRE, KINLOCHLEVEN



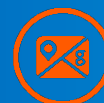
Location

Kinlochleven is a village located approximately 21 miles to the southeast of Fort William and 7 miles northeast of Glen Coe. The village lies in the Ben Nevis and Glen Coe National Scenic Area at the eastern end of Loch Leven and the surrounding area includes the Mamore Ridge and the mountains of Glen Coe. The village lies just off the A82 main Inverness to Fort William road on the B863 near the Ballachulish Bridge. Local amenities include a doctor's surgery, a library, primary and secondary schools, a Co-operative store as well as a number of bars, restaurants, hotels and guest houses. The subject building is prominently positioned just off the main B863 Leven Road and located adjacent to Kinlochleven Business Park. River Leven Ales brewery operates immediately adjacent.

Fort William is located 105 miles north of Glasgow, 50 miles north of Oban and 65 miles southwest of Inverness. The town is situated at the foot of Ben Nevis, the highest Mountain Range in the UK and is the largest conurbation in the West Highlands serving as the commercial centre of Lochaber. It has an immediate resident population of approximately 10,000 persons and offers a huge range of outdoor activities and sports available within the locality. The town is deemed the outdoor capital of the UK. Activities available include climbing, walking, cycling, mountain biking, golfing, skiing and various water sports. The town has a railway station on the West Highland Line with regular services from Glasgow to Mallaig.

The village is popular with tourists given it is the penultimate stop on the West Highland Way before Fort William and is an important tourism destination in the Scottish Highlands for mountain pursuits. The West Highland Way attracts over 120,000 walkers each year and plays a vital role in the Kinlochleven economy. It is a 96-mile route running from the north of Glasgow to Fort William.

**Former Ice Factor Activity Centre
Kinlochleven Business Park
Kinlochleven**

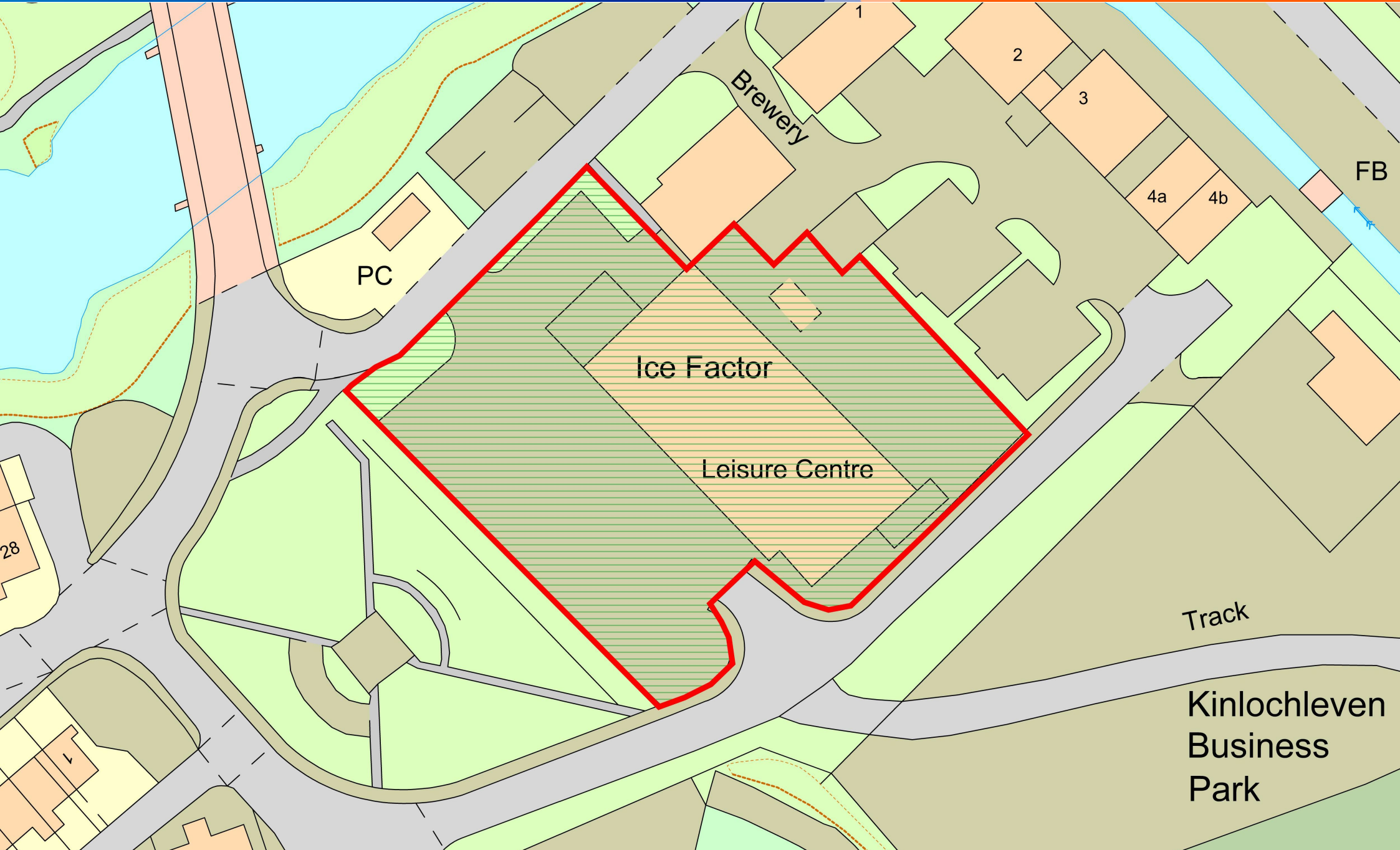


FIND ON GOOGLE MAPS



Indicative Site Plan

ACTIVITY CENTRE, KINLOCHLEVEN





Historical Information

Kinlochleven was historically an important producer of aluminium and the subject property formerly formed part of the aluminium smelter works.

More recently, the historic "B" Listed building was occupied by the Ice Factor National ice climbing and mountain activity centre which was opened to the public in 2003 and formally opened by Her Majesty Queen Elizabeth and His Royal Highness Prince Philip on 5 June 2005. At that time, It included the biggest indoor ice climbing wall in the world, the UK's highest indoor articulated rock-climbing wall and a competition bouldering wall voted the best in the UK. The centre catered for climbers and adventure seekers of all ages and abilities, from beginner to expert.

Throughout the year Ice Factor also offered bespoke guided days on the local mountains of Glen Coe and Ben Nevis and each winter it ran specialist winter skills and mountaineering courses. The centre was also an important staging post on the West Highland Way, providing facilities for walkers, including a bar, sauna and steam room. It also had a mountaineers' cafe and a shop stocking gifts and mountaineering and camping equipment.

Due to its contribution to the local economy it secured several awards, including Visit Scotland Thistle Awards for Tourism Excellence and a Green Apple Award as Best Environmental Business Europe.

Ice Factor was the base for the Skyline Scotland races until 2023. Ice Factor is now closed and the building is vacant. However, the building retains much of the Ice Factor's fixtures and fittings including the climbing walls so the building would suit continuation of its former or similar use.



Description

ACTIVITY CENTRE, KINLOCHLEVEN



Description

The property comprises a traditional Edwardian “B” Listed stone building under a part pitched slated roof and part flat roof incorporating glazed pitched rooflights. Part of the building structure includes steel framing and the eastmost elevation incorporates attractive aluminium powder coated double glazed curtain walling allowing lots of natural light into the building. Internally, the building retains much of the fixtures and fittings including the climbing walls constructed during the former Ice Factor activity centre occupation. An attractive mezzanine of steel construction provides further floor space at first floor level. The building offers flexible space which could be configured to suit an incoming occupier’s own requirements.

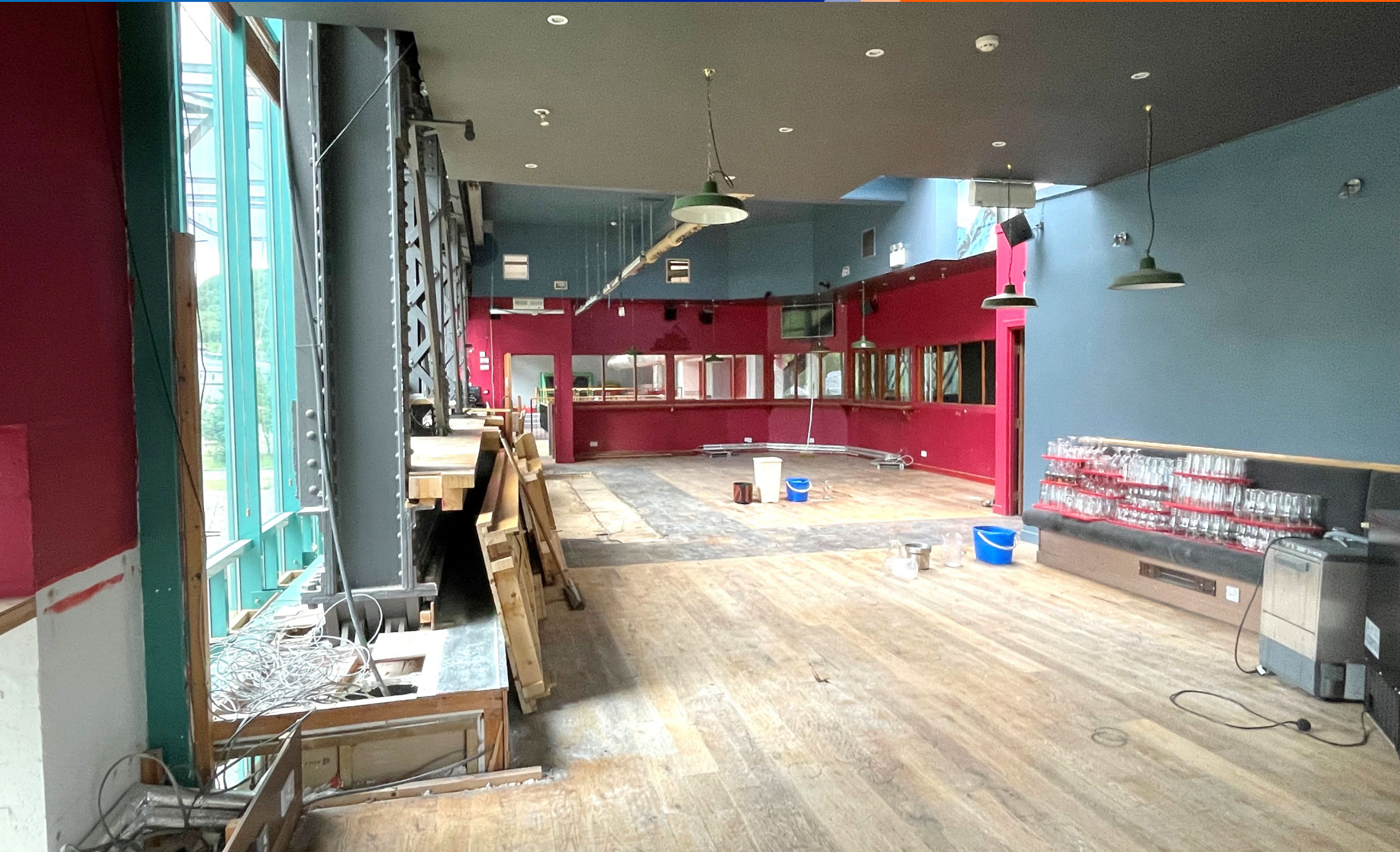
The overall site area extends to approximately 1.09 Acres (0.44 Hectares) and provides ample car parking space for the building. The external aerial adventure frame erected on the eastmost elevation of the building is closed due to its current condition.

Accommodation	m ²	ft ²
<u>Ground Floor</u> Office, open plan former retail/café areas, 4 No. climbing wall compartments, commercial kitchen, circulation/seating areas, male, female and disabled toilet facilities and various stores.	893	9,607
<u>First Floor Mezzanine</u> Former bar/café with kitchen, mezzanine seating areas and former children’s play area.	264	2,850
Total Floor Area:	1,157	12,457

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).









Mezzanine – Seating Areas looking to Climbing Walls

ACTIVITY CENTRE, KINLOCHLEVEN





Lease Terms

The property is available To Let by way of a sub-lease on terms to be agreed.

Rental

A rent of £32,000 per annum, exclusive of VAT is sought.

Planning

The property was most recently operated as a Climbing Wall/Leisure Centre which use could continue. The property may suit a number of other uses, subject to securing the appropriate planning consent. Please discuss any proposals with the marketing agents.

Rateable Value

The property is entered in the current Valuation Roll with an NAV/RV of: £31,500.

Energy Performance Certificate

The property has a current EPC Rating of: "F". The EPC Certificate and the Recommendations Report are available on request.

VAT

Figures are stated exclusive of VAT which will apply at the current rate to any transaction.

Legal Costs

The Head Tenant and Sub-Tenant will be responsible for their own legal costs. The incoming Sub-Tenant will be responsible for the Landlord's reasonably incurred legal costs in addition to any LBTT, Registration Dues and any VAT thereon.



Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

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