

TO LET

SMALL BUSINESS UNITS, PLOT 4, WICK BUSINESS PARK

Wick, KW1 4QR



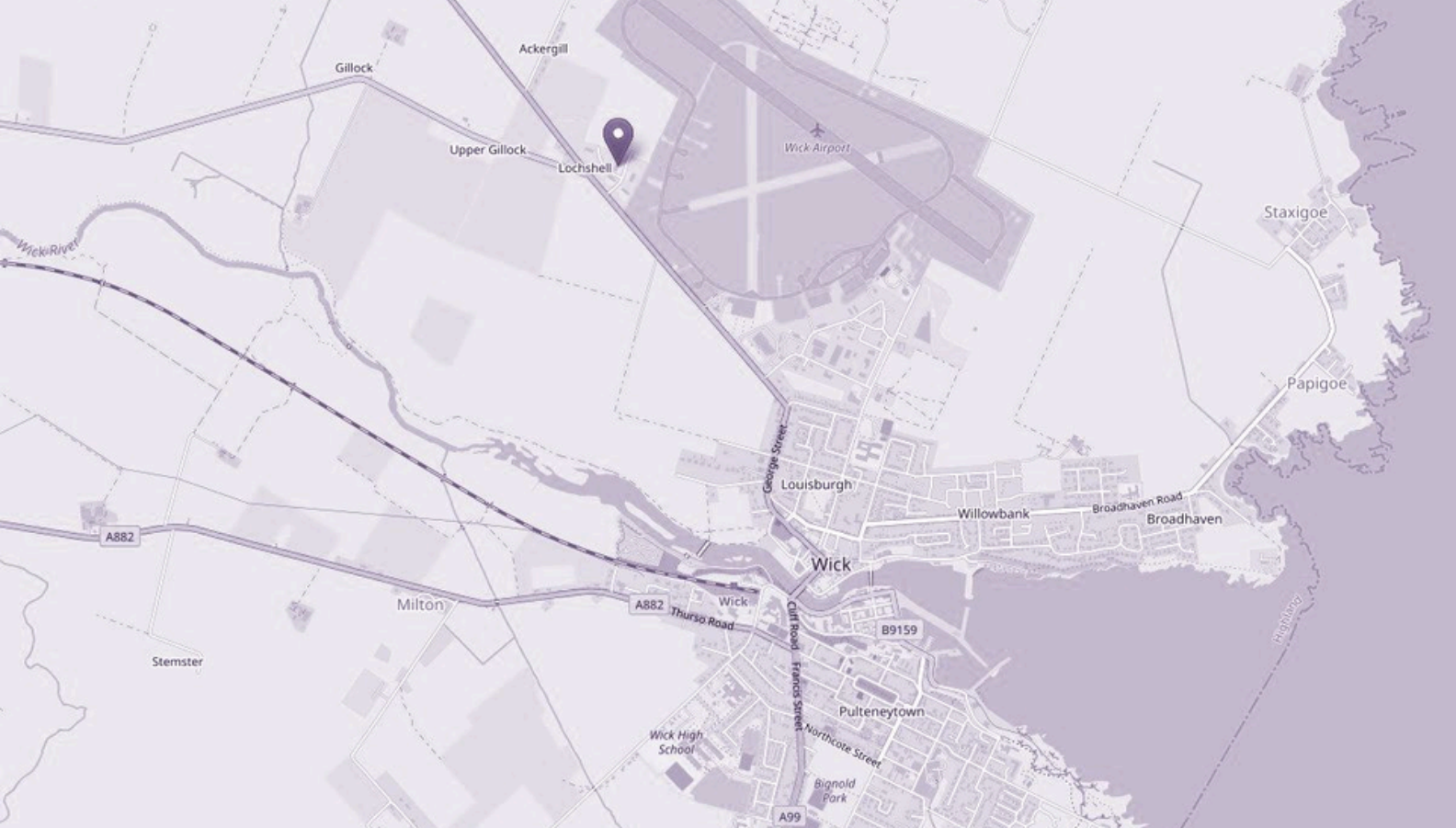
KEY HIGHLIGHTS

- Rarely Available new build units available
- Business rates discounts potentially available
- Floor space from 63-488 sq.m (679 - 5,252 sq.ft)
- 6 No Energy Efficient Units

SAVILLS
Elm House
Inverness, IV2 5GH
01463 215120

[savills.co.uk](https://www.savills.co.uk)

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LOCATION

Wick is the principal county town for Caithness, situated approximately 100 miles north of Inverness and connected via the A9/A99 Trunk road, the Inverness to Wick/Thurso rail line and Wick Airport. Thurso and Scrabster are approximately 20 miles to the north-west, with regular ferries to Orkney, complemented by the ferry service from Gills Bay to Orkney.

The economy has a blend of sectors including onshore and offshore wind, oil and gas, agriculture and food and drink, with the long term decommissioning of the Dounreay nuclear facility securing significant activity. Rolls Royce, BT and Subsea 7 are key employers and the Beatrice Offshore Windfarm, led by SSE Renewables, is one of the largest ever private sector infrastructure projects in Scotland, with its O&M base at Wick Harbour.

The units are located at Wick Business Park, on the north eastern outskirts of Wick adjacent to the A99 Thurso/John O'Groats road. The business park has a mixture of office and industrial buildings, with occupiers including NHS Highland, BBM Solicitors, G&A Barrie Group and GMR Henderson. It is situated adjacent to Wick/John O'Groats Airport which has regular connections with Aberdeen.

DESCRIPTION

The development of 8 units is available for immediate occupation. The specification is to a high standard and comprises two separate semi-detached blocks and a terrace of four units, which can be combined.

The buildings are of steel portal frame construction with a combination of steel profile and charred timber cladding externally, highly insulated with air source heat pumps, EV charging and photovoltaic roof panels. Each unit benefits from dedicated WC facilities and a tea prep area, with parking and roller shutter door access.

Yard areas are provided with Units A-D

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) as follows;

Unit A	LET	
Unit B	63 sq.m	679 sq.ft
Unit C	63 sq.m	679 sq.ft
Unit D	LET	
Unit E	122 sq.m	1,313 sq.ft
Unit F	122 sq.m	1,313 sq.ft
Unit G	122 sq.m	1,313 sq.ft
Unit H	122 sq.m	1,313 sq.ft

Please note, the units have been designed in such a way that units can be combined into larger units with relative ease. Further information on this can be provided on application.

RENT

Unit A LET
Unit B £6,100 per annum
Unit C £6,100 per annum
Unit D LET
Unit E £11,820 per annum
Unit F £11,820 per annum
Unit G £11,820 per annum
Unit H £11,820 per annum

LEASE TERMS

The premises are available for lease on tenant full repairing and insuring terms for a minimum period of five years. Any lease period in excess of five years will be subject to five yearly rent reviews.

The permitted use is for Business and Light Industrial use falling within use Class 4 of the town & Country Planning (Use Class) Scotland 1997. Any tenant will require to satisfy themselves that the proposed use falls within permitted use class.

A service charge is applicable for the upkeep of common areas of the estate. Further information on this can be provided upon application.

Full terms and conditions can be provided on application

RATEABLE VALUE

The Rateable Values effective from 1 April 2023 are as follows:

Unit A £5,800
Unit B £5,800
Unit C £5,800
Unit D £5,800

The units will benefit from 100% rates discount for the first year of occupation, subject to application.
Units E - H will require to be assessed upon completion.

RATES DETAILS

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

SERVICES

The premises will be connected to mains electricity and water supplies with drainage being to the public sewer. Heating will be provided via an Air Source Heat Pump.

EPC

copy available on request

VAT

VAT will be payable in addition to the sale price.

GENERAL

A closing date will be set for receipt of formal offers. HIE's decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest, or indeed, any offer.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett and Savills are required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett and Savills will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

ENTRY

On conclusion of legal missives







VIEWINGS AND OFFERS

Please contact the joint agents to discuss your interest further or to arrange a viewing. All offers should be submitted in writing to the joint agents

CONTACTS

For further information please contact:

**Sandy Rennie
Savills**

07483 674 270
sandy.rennie@savills.com

**Jonathan Nesbitt
FG Burnett**

07771 923 401
jonathan.nesbitt@fgburnett.co.uk

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