

TO LET -

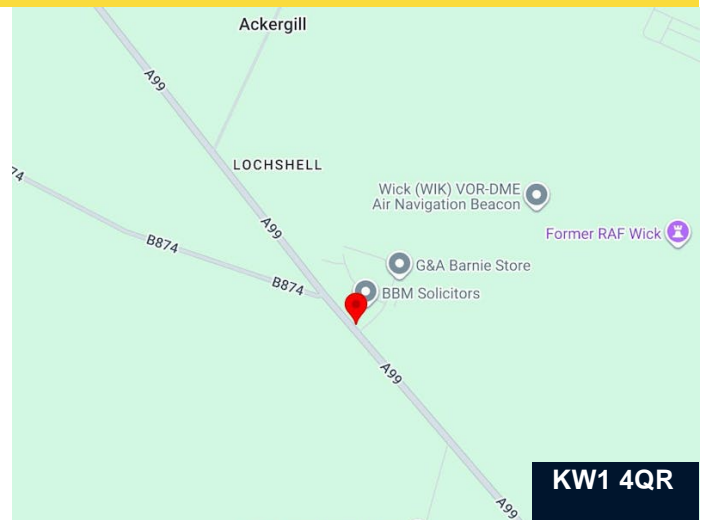
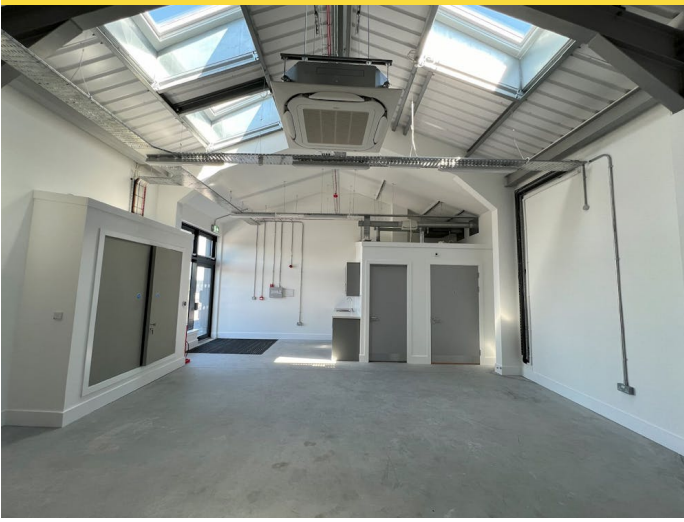
SMALL BUSINESS UNITS

Plot 4, Wick Business Park, Wick, KW1 4QR



Key Highlights

- 679 to 1,313 sq ft
- Business rates discounts potentially available
- Floor space from 63-488 sq.m (679 - 5,252 sq ft)
- Rarely Available new build units available
- 6 No Energy Efficient Units



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.

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 Barnie Group and GMR Henderson. It is situated adjacent to Wick/John O'Groats Airport which has regular connections with Aberdeen.

Specification

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 accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - A	679	63.08	Let
Unit - B	679	63.08	Available
Unit - C	679	63.08	Available
Unit - D	679	63.08	Let
Unit - E	1,313	121.98	Available
Unit - F	1,313	121.98	Available
Unit - G	1,313	121.98	Available
Unit - H	1,313	121.98	Available
Total	7,968	740.24	

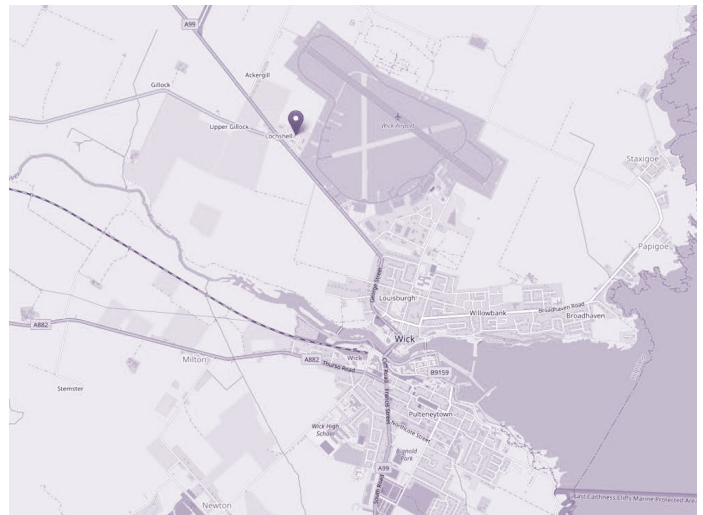


Terms

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.

Viewings

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



Contact

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