

lot 28

Waverley House, Highland Avenue Sandbank Business Park, Dunoon PA23 8RP

Rent
£51,400
per annum
exclusive

Heritable (Scottish Equivalent of English Freehold) Call Centre Investment

- Entirely let to Telecom Service Centres Limited (t/a HEROTsc) until 2020
- Approximate site area of 0.66 hectares (1.63 acres)
- On-site car parking

- Located in the established Sandbank Business Park with nearby occupiers including Database Direct Ltd, UK Craft Supplies, Shearwater Marine Services and Argyll Seafood Ltd



On Behalf of
Highlands & Islands
Enterprise



Location

Miles: 9 miles west of Greenock
33 miles west of Glasgow
Roads: A885
Rail: Gourock Railway Station
Air: Glasgow International Airport

Situation

The property is situated on the outskirts of Dunoon in the established Sandbank Business Park which comprises a mixture of industrial and call centre type users including Database Direct Ltd, UK Craft Supplies, Shearwater Marine Services and Argyll Seafood Ltd.

Description

The property comprises a substantial single storey call centre unit. The property benefits from on-site car parking and an approximate site area of 0.66 hectares (1.63 acres).

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reviews |
|---------------|-------------|----------------------------------|---|--|----------------|------------|
| Ground | Call Centre | 595.44 sq m (6,407 sq ft) | TELECOM SERVICE CENTRES LIMITED (t/a HEROTsc) | 20 years from 15/03/2000 until 14/03/2020 on a full repairing and insuring lease | £51,400 | 15/03/2015 |
| Totals | | 595.44 sq m (6,407 sq ft) | | | £51,400 | |

(i) For the year ending 31st March 2011, Telecom Service Centres Limited reported a turnover of £62,377,000, pre-tax profits of £4,178,000 and a total net worth of £17,984,000. (Source: www.riskdisk.com 23/01/2012) HEROTsc, formed in 1994 is the UK's fastest growing and Scotland's biggest contact centre company. (Source: www.herotsc.co.uk 27/01/2012)

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