

lot 11

Unit 6, The Enterprise Park Forres, Inverness IV36 2AB

Rent
£179,031
per annum
exclusive

Heritable Office Investment

- Prominent modern office building on The Enterprise Park, Forres
- Occupiers on the park include CAPITA, AccuNostics, Highlands and Islands Enterprise and EFC Group
- Approximate site area of 0.758 hectares (1.87 acres)
- On-site car parking

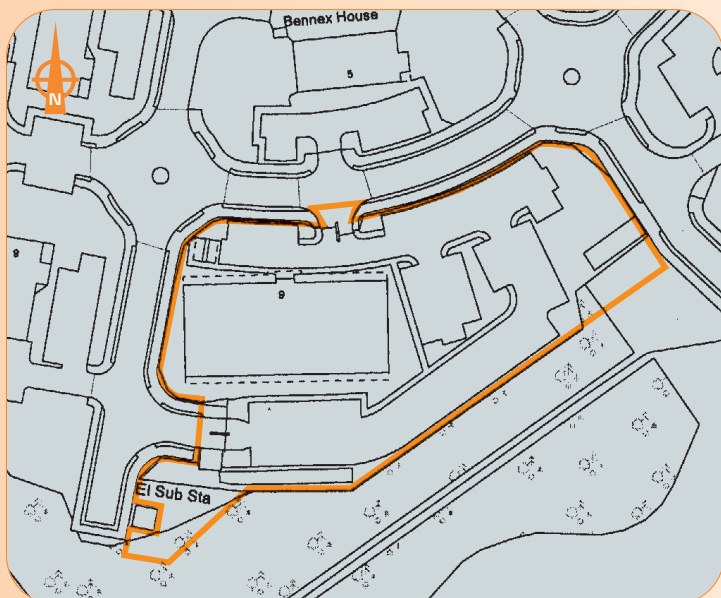


On behalf of



Highlands & Islands
ENTERPRISE





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Location

Miles: 11 miles east of Elgin
29 miles west of Inverness
76 miles north-west of Aberdeen

Roads: A96

Rail: Forres Station (ScotRail)

Air: Inverness Airport (21 miles west)

Situation

The Enterprise Park, Forres is located 2 miles from Forres and is adjacent to the A96 linking Aberdeen with Inverness. Forres is located within Moray which as a region has developed itself as a hub for engineering and digital healthcare. The property is situated in a prominent location within The Enterprise Park with AccuNostics and Mohn Aqua as immediate neighbours. The Highlands and Islands Enterprise run Horizon Scotland Incubator hub for small business is located opposite the Atos building. Further information about the park can be found at www.EnterpriseParkForres.co.uk

Description

The property comprises a modern office building arranged over ground and first floors. The building benefits from air conditioning and has Cat5 wiring throughout and a large car park for approximately 95 cars.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this Lot.

Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis (Telephone: +44(0) 131 554 1705) or Gwen Thomas (Telephone: +44 (0)20 7034 4857) of Acuitus or our joint agent for this lot, John MacBean, Graham and Sibbald (01463 236977).

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Office	867.28 sq m	(9,335 sq ft)	ATOS IT SERVICES UK LIMITED (1)	15 years from 02/04/2013 until 01/04/2028 on a full repairing and insuring lease (2)	£179,031	02/04/2018 and 02/04/2023
First	Office	883.70 sq m	(9,512 sq ft)				
Totals		1,750.98 sq m	(18,847 sq ft)			£179,031	

(1) For the year ending 31st December 2013, Atos IT Services UK Limited reported a turnover of £1,397,988,000, pre-tax profits of £51,196,000 and a total net worth of £1,397,439,000. (Source: www.riskdisk.com 19/01/2015)
 (2) The lease provides for a tenant's option to determine on 1st April 2023, subject to not less than nine months' written notice.

For further details please contact:
Gwen Thomas
 Tel: +44 (0)20 7034 4857.
 Email: gwen.thomas@acuitus.co.uk
Mhairi Jarvis
 Tel: +44 (0)131 554 1705.
 Email: mhairi.jarvis@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:
Graham & Sibbald
 4 Ardross Street, Inverness IV3 5NN.
 Tel: +44 (0)1463 236977.
 Email: john.macbean@g-s.co.uk
 Ref: John MacBean.



Seller's Solicitors:
Ledingham Chalmers LLP
 Kintail House, Beechwood Business Park,
 Inverness IV2 3BW.
 Tel: +44 (0)1463 667400.
 Email: elisa.miller@ledinghamchalmers.com
 Ref: Elisa Miller.