

# Averon House (Pipeline House), 3 Dail Nan Rocas Alness, Highland IV17 0PH

lot 56

## Heritable Office Investment

- Entirely let to CRC-Evans Offshore Limited
- Prominent business park location close to the A9 trunk road
- Nearby occupiers include Manpower, BT, Fujitsu Services Ltd and Grants of Dalvey

Rent  
**£86,500**  
per annum  
exclusive



On behalf of



### Location

Miles: 21 miles north of Inverness  
Roads: A9  
Rail: Alness (50 minutes to Inverness)  
Air: Inverness Airport (27 miles south)

### Situation

The property is situated in a high class business park development known as Dail Nan Rocas. This development was carried out by Highland and Island Enterprises and is strategically located off the A9 within 1 mile of the town of Alness. Nearby occupiers include Manpower, BT, Fujitsu Services Ltd and Grants of Dalvey.

### Description

The property comprises a purpose built office building on ground and first floors.

The accommodation benefits from raised access floors, perimeter heating, double glazing and a passenger lift. On site there are approximately 75 car parking spaces.

### Tenure

Heritable (Scottish Equivalent of 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)131 552 5191.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	505.41 sq m (5,440 sq ft)	<b>CRC-EVANS OFFSHORE LIMITED (1)</b>	5 years from 23/09/2013 on full repairing and insuring terms (2)	£86,500	23/09/2018
First	Office	375.61 sq m (4,043 sq ft)				

**Totals 881.02 sq m (9,483 sq ft) £86,500**

(1) Established over 80 years ago, CRC-Evans is the industry's largest manufacturer of specialised pipeline construction, automatic welding equipment and inspection services (globally) for onshore or the subsea pipeline industry. In 2010, CRC-Evans became a Stanley Black & Decker company. The company have offices throughout the world. (Source: www.crc-evans.com 19/09/2015). For the year to December 2013 CRC-Evans Offshore Ltd reported a turnover of £29,800,000, pre-tax profits of £6,090,000 and a net worth of £14,350,000. (Source: Experian 21/07/2015)  
(2) The lease is subject to a schedule of condition.

### For further details please contact:

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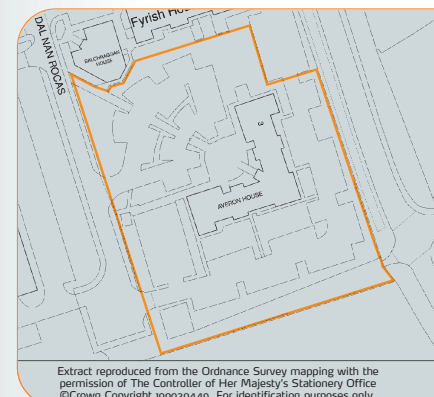
### Associate Auctioneers:

**Graham and Sibbald**  
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### Seller's Solicitors:

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