

Units 11 & 12, Balmakeith Business Park Nairn, Highland IV12 5QR

lot 56

Heritable Office Investment

- Entirely let to Capgemini UK Plc
- Prominent position on an established business park
- Nearby occupiers include Grahams Dairy, McInnes Construction and Highland Polytunnels
- Approximate site area of 1.05 hectares (2.60 acres)
- On-site car parking for approximately 100 cars

Rent
£223,500
per annum
exclusive



On behalf
of



Location

Miles: 1.4 miles east of Nairn town centre
18 miles east of Inverness

Roads: A96, A939

Rail: Nairn Railway Station

Air: Inverness Airport

Situation

The property is situated in a prominent location within Balmakeith Business Park to the east of Nairn. The business park is situated close to the A96 trunk road linking Inverness with Aberdeen in the east. Nearby occupiers include McInnes Construction, Ecorider, Highland Polytunnels and Grahams Dairy.

Description

The property comprises two modern single storey buildings. To the front of the properties is a large car park for approximately 100 cars and the entire site totals approximately 1.05 hectares (2.60 acres).

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)131 552 5191.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review (Reversion)
11	Office	1,054.25 sq m (11,348 sq ft)	CAPGEMINI UK PLC (1) (2)	10 years from 17/01/2011 on a full repairing and insuring lease	£113,500	17/01/2016 (16/01/2021)
12	Office	1,019.14 sq m (10,970 sq ft)	CAPGEMINI UK PLC (1) (3)	10 years from 17/01/2011 on a full repairing and insuring lease	£110,000	17/01/2016 (16/01/2021)
Totals		2,073.39 sq m (22,318 sq ft)			£223,500	

(1) Founded in 1967, Capgemini is one of the world's foremost providers of consulting, technology and outsourcing services, employing almost 180,000 people in 40 countries. (Source: www.capgemini.com). For the year ending 31st December 2014, Capgemini UK Plc reported a turnover of £1,690,834,000 and a pre-tax profit of £116,925,000. (Source: www.riskdisk.com 07/01/2016)

(2) The lease is subject to a schedule of condition.

(3) The lease is subject to a schedule of condition.

For further details please contact:

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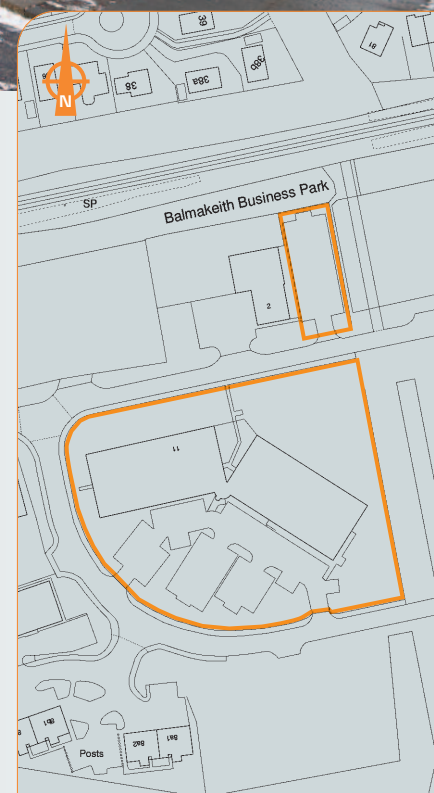
Associate Auctioneers:

Graham and Sibbald
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Ref: John MacBean.



Seller's Solicitors:

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