

lot 22

Rent
£69,750
per annum
exclusive

Culcraggie House, 4 Dail Nan Rocas, Teaninich Industrial Estate Alness, Ross-Shire IV17 0PH

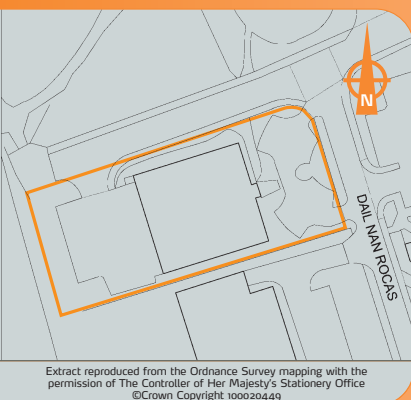
Heritable (Scottish equivalent of English Freehold) Call Centre/Office Investment

- Entirely let to British Telecommunications plc until 2020 (subject to option)
- Approximate site area of 0.3 hectares (0.73 acres)
- On-site car parking

- Located in the established Teaninich Industrial Estate with nearby occupiers including Manpower UK, Careline Services Ltd and Grants of Dalvey Ltd
- Six Week Completion Available



On behalf of Highlands and Islands Enterprise



Location

Miles: 1 mile south-west of Alness High Street
21 miles north of Inverness

Roads: A9

Rail: Alness Railway Station

Air: Inverness Airport

Situation

The property is prominently situated in the established Teaninich Industrial Estate. Dail Nan Rocas, located in the estate, was developed predominantly for office/call centre users and is located on the western boundary of Alness. Alness Railway Station lies some 1.3 miles north-east of the property providing direct access to Inverness (41 minutes). Nearby occupiers include Manpower UK, Careline Services Ltd and Grants of Dalvey Ltd.

Description

The property comprises a modern single storey purpose built CALL CENTRE benefiting from ON-SITE CAR PARKING and a site area of approximately 0.30 hectares (0.73 acres).

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Call Centre/Offices	767 sq m (8,256 sq ft)	BRITISH TELECOMMUNICATIONS PLC (1)	13 years and 4 months from 01/12/2006 until 31/03/2020 on a full repairing and insuring lease (2)	£69,750	01/04/2015 and 5 yearly thereafter
Totals		767 sq m (8,256 sq ft)			£69,750	

(1) For the year ending 31st March 2010, British Telecommunications Public Limited Company reported a turnover of £20,859,000,000, pre-tax profits of £1,303,000,000 and a total net worth of £12,129,000,000. (Source: www.riskdisk.com 05/11/2010)

(2) Please note that the lease provides for a tenant's option to determine the lease with effect from 31st March 2015 subject to six months' written notice.

For further details please contact:

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