

lot 42

Ardroy House, 2 Dail Nan Rocas, Teaninich Industrial Estate Alness, Ross-Shire IV17 0PH

Rent
£77,750
per annum
exclusive

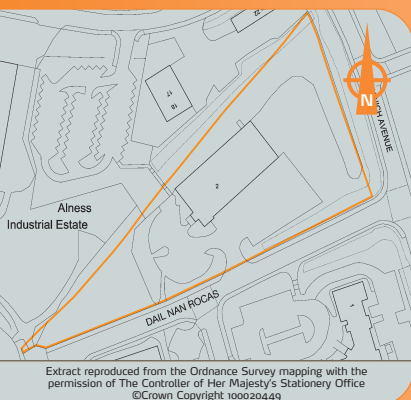
Heritable (Scottish equivalent of English Freehold) Call Centre/Office Investment

- Entirely let to British Communications plc until 2020 (subject to option)
- Approximate site area of 0.80 hectares (1.97 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 DETACHED BUILDING and benefits from ON-SITE CAR PARKING and a site area of approximately 0.80 hectares (1.97 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 | 835.93 sq m (8,998 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) | £77,750 | 01/04/2015 and 5 yearly thereafter |
| Totals | | 835.93 sq m (8,998 sq ft) | | | £77,750 | |

- (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:

Charlie Powter

Tel: +44 (0)20 7034 4853 Fax: +44 (0)20 7034 4869.
Email: charlie.powter@acuitus.co.uk

Gwen Thomas

Tel: +44 (0)20 7034 4857 Fax: +44 (0)20 7034 4869.
Email: gwen.thomas@acuitus.co.uk

www.acuitus.co.uk

Associate Auctioneers:

Graham & Sibbald

4 Ardross Street, Inverness IV3 5NN.
Tel: +44 (0)1463 236977

Fax: +44 (0)1463 224886.

Email: ileighton@g-s.co.uk

Ref: Iain Leighton.



Solicitors:

Ledingham Chalmers LLP

Kintail House, Beechwood Business Park,
Inverness IV2 3BW.

Tel: +44 (0)1463 667400 Fax: +44 (0)1463 713755.

Email: john.smart@ledinghamchalmers.com

Ref: John Smart.