

lot 46

## Denchi House, Thurso Business Park Thurso, Caithness KW14 7XW

Rent  
**£180,000**  
per annum  
exclusive

Modern Heritable (Scottish Equivalent  
of English Freehold) Industrial  
Investment

- Entirely let until 2020 (subject to option)
- Located in the established Thurso Business Park with nearby occupiers including BT and Scottish Environmental Protection Agency
- Approximate site area of 2.32 hectares (5.74 acres)
- On-site car parking
- Six Week Completion Available



On behalf of Highlands  
and Islands Enterprise





lot 46

Rent  
**£180,000**  
per annum  
exclusive

WILLIAM SMITH HOUSE  
(Phase 1) LOT 23

ALEXANDER BAIN  
HOUSE LOT 44

Photograph taken November 2004

#### Location

Miles: 1.6 miles west of Thurso town centre  
22 miles north west of Wick

Roads: A9, A836

Rail: Thurso Railway Station

Air: Inverness and Wick Airport

#### Situation

The property is prominently situated in the established Thurso Business Park, Thurso's principal business location, which lies on the north-western boundary of Thurso, some 1.6 miles west of the town centre. Thurso Railway Station lies some 1.8 miles south-east of the property providing direct access to Inverness. Nearby occupiers include BT and Scottish Environmental Protection Agency.

#### Description

The property comprises a modern and substantial purpose built GROUND FLOOR FACTORY AND PRODUCTION AREA with OFFICE AND STORAGE ACCOMMODATION on the first floor. The property also benefits from extensive ON-SITE PARKING and a large site area of approximately 2.32 hectares (5.74 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	Factory	3,614.77 sq m	(38,895 sq ft)	<b>AGM BATTERIES LTD (1)(2)</b>	20 years from 23/03/2000 until 22/03/2020 on full repairing and insuring terms (3)	£180,000	23/03/2015 and 5 yearly thereafter
	Production Area	198.42 sq m	(2,135 sq ft)				
First	Offices	310.40 sq m	(3,340 sq ft)				
	Mezzanine Storage	260.87 sq m	(2,807 sq ft)				
<b>Totals</b>		<b>4,384.46 sq m</b>	<b>(47,177 sq ft)</b>			<b>£180,000</b>	

(1) AGM Batteries Ltd is the only mass production Lithium-ion cell manufacturer in the UK. They remain at the forefront of battery technology and continue to expand and develop their range of Lithium-ion products. (Source: www.agmbatteries.com 04/11/2010)

(2) Please note that part of the property is subleased to ABSL Power Solutions Limited.

(3) Please note that there is an option to purchase in favour of the tenant at any time during the lease, on serving notice on the Landlord specifying the date on which they wish to exercise the option, such date to be 28th February, 28th May, 28th August or 28th November and be within six months from the date of notice. Please refer to the legal pack for more details.

#### For further details please contact:

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#### Solicitors:

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