

Nova House Forres, Forres Enterprise Park
Forres, Highland IV36 2AB
Heritable Modern Office Building

Lot 119

Vacant



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Warehouse	695 sq m	(7,478 sq ft)	VACANT
Mezzanine	Office	204 sq m	(2,198 sq ft)	
First	Office	567 sq m	(6,105 sq ft)	
Total		1,466 sq m	(15,781 sq ft)	

Key Details

- Modern detached industrial building with offices
- On-site car parking for 41 cars
- Total site area 2.79 acres (1.13 hectares)
- Nearby occupiers include Atos, Mohn Aqua and Kura

Location

Miles: 11 miles east of Elgin
26 miles west of Inverness
76 miles north-west of Aberdeen
Roads: A96
Rail: Forres Railway Station
Air: Inverness Airport (21 miles west)

Situation

Forres, with a population of 12,000, is a strategically located town on the A96 which connects Inverness 26 miles to the west with Aberdeen 76 miles to the east. Forres Enterprise Park is located 2 miles west of Forres town centre and is adjacent to the A96. Forres is located within Moray, which as a region has developed itself as a hub for engineering and digital healthcare. The property is situated in a prominent location within The Enterprise Park. Other occupiers on the park include Atos, Mohn Aqua, Kura and Biomatrix Water.

Description

The property comprises a purpose built production warehouse facility with two storey offices. There is a dedicated car parking area to the front with capacity for approximately 41 cars. The property benefits from a separate rear loading yard with additional expansion land. The building is self-contained occupying its own dedicated plot within Forres Enterprise Park.

Tenure

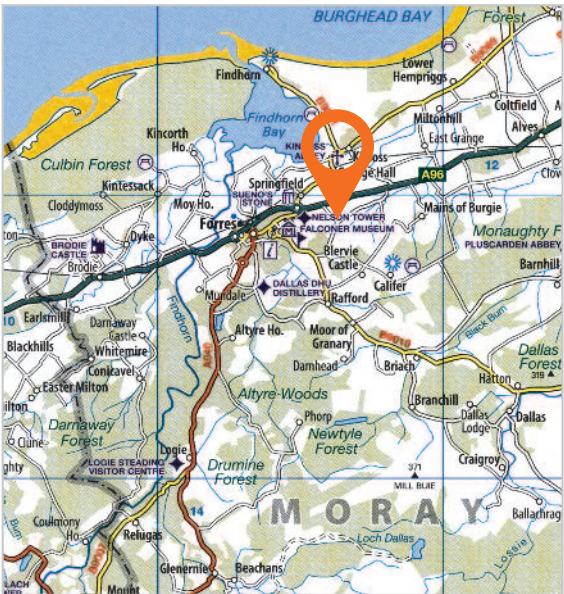
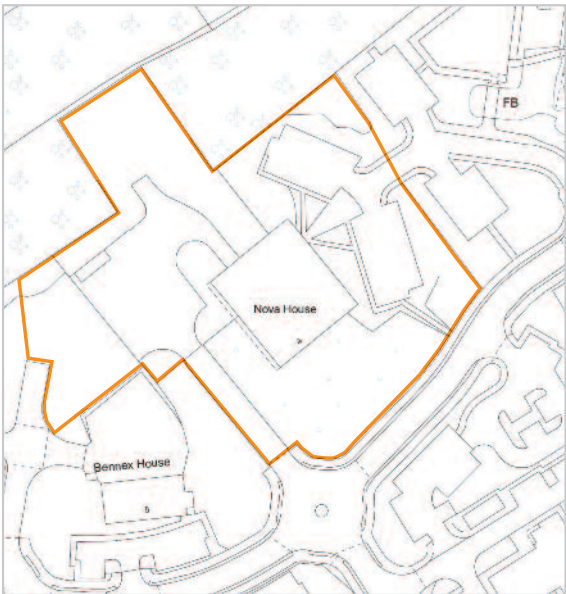
Heritable (Scottish equivalent of English Freehold).

Viewings

Please contact Mhairi Jarvis on 0131 552 5191.

VAT

VAT is applicable to this lot.



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