

lot 60

Redshank House, Alness Point Business Park Alness, Highland IV17 0UP

Rent
£75,950
per annum
exclusive
rising to
£82,200 p.a.
in 2017

Heritable Office Investment

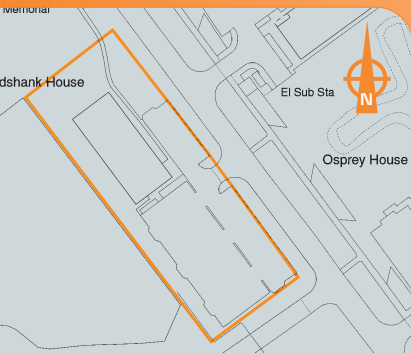
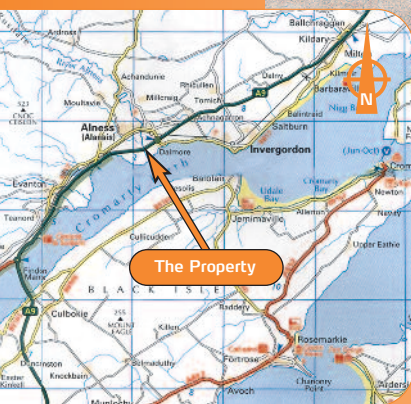
- Let to Intertek Surveying Services UK Limited and Shawcor UK Limited
- Nearby occupiers include The Highland Council and the North Highland College
- Prominent business park location with direct access to the A9 trunk road



On behalf
of



Highlands & Islands
ENTERPRISE



Location

Miles: 21 miles north of Inverness
Roads: A9
Rail: Alness (50 minutes to Inverness)
Air: Inverness Airport (27 miles south)

Situation

The property is situated at the entrance to Alness Point Business Park, directly accessed from the A9 trunk road between Inverness and Wick. Alness Point Business Park was developed by Highlands and Islands Enterprise as an office location, and is now fully let with further development land. Occupiers on the estate include North Highland College and The Highland Council.

Description

The property comprises a purpose built office building on ground and first floors. The accommodation benefits from raised access floors, perimeter heating, double glazing and a passenger lift. On site there are approximately 66 car parking spaces.

Tenure

Heritable (Scottish Equivalent of 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.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	391.80 sq m (4,217 sq ft)	INTERTEK SURVEYING SERVICES UK LIMITED (1)	10 years from 02/02/2009	£42,200	01/02/2019
First	Office	440.83 sq m (4,745 sq ft)	SHAWCOR UK LIMITED (2)	5 years from 25/09/2015	£33,750 (3)	24/09/2020
Total		832.63 sq m (8,962 sq ft)			£75,950 rising to £82,200 p.a. in 2017	

- (1) Established over 130 years ago, Intertek provides quality and safety services to businesses across the globe. Intertek now employ over 38,000 people in 1,000 locations in over 100 countries. (Source: www.intertek.com 19/09/2015). For the year to 31st December 2014 Intertek Surveying Services UK Limited reported a turnover of £3,482,000, pre-tax profits of £53,000 and a net worth of £1,608,000. (Source: Experian Group 12/11/2015)
- (2) Shawcor UK Limited is a division of ShawCor Limited, a growth oriented, global energy services company specialising in technology-based products and services for the pipeline and petrochemical sectors, as well as other industrial markets. ShawCor Limited operate from more than 70 manufacturing and service facilities in over 15 countries (Source: shawcor.com 12/11/2015). For the year to 31st December 2014 ShawCor UK Limited reported turnover of £92,544,000, a pre-tax profit of £8,214,000 and a net worth of £17,294,000. (Source: Experian Group 12/11/2015)
- (3) The lease to Shawcor UK Limited provides a rental fixed increase to £45,000 p.a.x. on 25th September 2017. The total rental income from 25th September 2017 will therefore increase to £82,200 p.a.

For further details please contact:

Mhairi Jarvis
Tel: +44 (0)131 552 5191.
Email: mhairi.jarvis@acuitus.co.uk
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Graham & Sibbald
4 Ardross Street, Inverness IV3 5NN.
Tel: +44 (0)1463 236997.
Email: john.macbean@g-s.co.uk
Ref: John MacBean.



Seller's Solicitors:

Ledingham Chalmers LLP
Kintail House, Beechwood Business Park,
Inverness IV2 3BW.
Tel: +44 (0)1463 236997.
Email: elisa.miller@ledinghamchalmers.com
Ref: Elisa Miller.