

lot 47

## Units 11 & 12, Balmakeith Business Park, Nairn Highlands, Scotland IV12 5QR

Rent  
**£212,500**  
per annum  
exclusive

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

- Two modern buildings located in the established Balmakeith Business Park
- Entirely let to Capgemini UK plc (2)
- Approximate site area of 1.05 hectares (2.60 acres)

- On-site car parking for some 100 cars
- Nearby occupiers including McInnes Construction, Grahams Dairy and Ecorider
- Six Week Completion Period Available



On behalf of



lot 47

Rent  
£212,500  
per annum  
exclusive**Location**

Miles: 1.4 miles east of Nairn town centre  
18 miles north-east of Inverness

Roads: A96, A939

Rail: Nairn Railway Station

Air: Inverness Airport

**Situation**

The property is prominently situated within Balmakeith Business Park on the eastern boundary of Nairn, approximately 450 metres from the A96 which leads directly to both Inverness and Aberdeen. Nairn Railway Station lies 1.4 miles east of the property providing direct access to Inverness (18 minutes). Nearby occupiers include McInnes Construction, Grahams Dairy and Ecorider.

**Description**

The property comprises two modern single storey buildings. The properties benefit from on-site car parking for approximately 100 cars and a site area of approximately 1.05 hectares (2.60 acres.)

**Tenure**

Heritable (Scottish equivalent of English freehold),

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
11	Ground	Call Centre/ Office	1,020.39 sq m (10,983 sq ft)	<b>CAPGEMINI UK PLC (1)</b>	5 years from 17/01/2011 until 16/01/2016 on a full repairing and insuring lease (2)	£110,500	17/01/2016
12	Ground	Call Centre/ Office	1,025.47 sq m (11,038 sq ft)	<b>CAPGEMINI UK PLC (1)</b>	5 years from 17/01/2011 until 16/01/2016 on a full repairing and insuring lease	£102,000	17/01/2016
<b>Totals</b>			<b>2,045.86 sq m (22,021 sq ft)</b>			<b>£212,500</b>	

(1) Founded in 1967, Capgemini is one of the world's foremost providers of consulting, technology and outsourcing services, employing 115,000 people in 40 countries. (Source: www.uk.capgemini.com Date accessed: 08/09/2011)

(2) There is a tenant's option to determine the lease on the third anniversary of the term, subject to no less than three months' written notice.

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