

lot 44

Alexander Bain House, Thurso Business Park Thurso, Caithness KW14 7XW

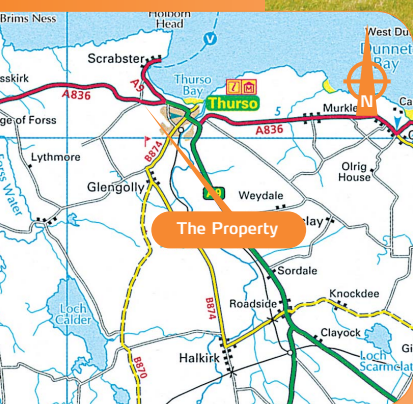
Rent
£93,150
per annum
exclusive

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

- Entirely let to British Telecommunications plc until 2020 (subject to option)
- Approximate site area of 1.14 hectares (2.82 acres)
- On-site car parking
- Located in the established Thurso Business Park with nearby occupiers including Scottish Environmental Protection Agency and AGM Batteries
- Six Week Completion Available



On behalf of Highlands and Islands Enterprise



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 Airports

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 Scottish Environmental Protection Agency and AGM Batteries.

Description

The property comprises a large single storey purpose built CALL CENTRE benefiting from a site area of approximately 1.14 hectares (2.82 acres) which includes ON-SITE CAR PARKING.

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	1,233.74 sq m (13,280 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)	£93,150	01/04/2015 and 5 yearly thereafter
Totals		1,233.74 sq m (13,280 sq ft)			£93,150	

(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.

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