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FOR SALE

DETACHED OFFICE BUILDING, JAMES TRAIL HOUSE, THURSO ENTERPRISE PARK, THURSO



- **Prominent office in established business park**
- **Suitable for a wide range of occupiers**
- **2,146 sq ft (199.37 sq m) of accommodation.**
- **Price on application**
- **Site is being sold by the Joint Administrators of The Dental Plan Ltd.**

LOCATION

The subjects are located on a prominent corner site on the entrance to Thurso Enterprise Park on the outskirts of the town of Thurso. Thurso is located in Caithness approximately 110 miles north of Inverness on the main A9 trunk road. Surrounding properties are mainly office/industrial in nature.

DESCRIPTION & CONSTRUCTION

The building is of modern block construction part roughcast and part clad in timber cladding externally beneath both a sloping pitched roof clad in slate and a lean to roof clad in slate and glazed panels.

Internally, flooring within the property is a mixture of solid concrete and suspended timber design with walls and ceilings being a mixture of plasterboard lined, bare block, painted rough cast and timber cladding. Natural lighting is provided by timber frame double glazed window units.

ACCOMODATION

The subjects have been measured in accordance with the RICS Property Measurement 1st Edition May 2015 to give 199.37 sq m (2,146 sq ft) comprising:

Entrance Vestibule, Hallway, 2 x Open Plan Offices, 3 x Cellular Offices, Store, Server Room, Kitchen, 2 x Ladies WC, Gents WC, Disabled WC, Plant Room.

COMMERCIAL EPC

The subjects have an EPC rating of "G".

SERVICES

The subjects benefit from mains supplies of water, electricity and drainage. Heating within the property is provided via an oil fired central heating system fuelling wall mounted radiators within the property.

PRICE

Price on application.

Please note that the site is being sold on behalf of the Joint Administrators of The Dental Plan Limited ("the Company"), which entered into administration on 14 July 2017. Alexander Iain Fraser and Thomas Campbell MacLennan, of FRP Advisory LLP, were appointed as Joint Administrators on that date. They act as agents of the Company and without any personal liability. As is normal in sales by insolvency practitioners, any sale will be without any warranties or indemnities and shall otherwise be on standard insolvency terms.

VIEWING AND FURTHER INFORMATION

Strictly through Andy Gray and Cydney Risko at the sole selling agents Allied Surveyors Scotland

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