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FOR SALE OFFICE INVESTMENT

**UNIT 2B, ORMLIE INDUSTRIAL ESTATE,
THURSO**



- 5,508 sq ft of office accommodation in prominent location.
- Currently let to Nuvia Limited on lease expiring January 2019
- Offers in the region of **£450,000** are being sought.
- Site is being sold on the behalf of the Trustee in the Sequestration of the firm of John G Barry and Maria R Barry

LOCATION

The subjects are located on a prominent site at the entrance to Ormlie Industrial Estate 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 with additional rail, sea and air links. Surrounding properties are mainly industrial in nature and include LED Scotland and William Wilsons.

DESCRIPTION

The building comprises a detached single storey office of steel portal frame construction with block infill walls all under a pitched roof clad in profile metal sheeting. There is a single storey projection to the front and side of rendered block construction beneath a flat roof. Internally, flooring is a mixture of suspended timber and solid concrete design, whilst walls are mainly plasterboard lined and ceilings being fitted with suspended acoustic ceiling tiles. Currently the property has a large open plan office with a number of cellular offices, a conference room and a store, there is ample car parking to the front and side of the property.

The subjects have been measured in accordance with the RICS Property Measurement 1st Edition May 2015 to give 511.67 sq m (5,508 sq ft) of accommodation.

SERVICES

The subjects benefit from mains supplies of electricity, water and drainage. Heating is mainly an electric heating system and lighting is from fluorescent fittings.

RATEABLE VALUE

The property is entered in the Valuation Roll at a rateable value of £43,000.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

TENANCIES

Unit	Tenant	Expiry	Breaks	Annual Rent
Office	Nuvia Limited	1 st January 2019	1 st March 2015	£83,367.65

LEASE TERMS

Nuvia Limited are a global company, part of Soletanche Freyssinet, who specialize in services relating to Nuclear decommissioning. They provide numerous services to clients relating to the Nuclear industry and currently hold Europe's largest health physics team. The lease is on full repairing and insuring terms and the rent passing is £83,367.65 per annum.

PRICE

Offers in the region of £450,000 are sought.

Please note that the site is being sold on behalf of the Trustee in the Sequestration of the Firm of John G Barry and Maria R Barry. He acts as agent and without any personal liability. As is normal in sales by insolvency practitioners, any sale will be without 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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