

FOR LET / MAY SELL

EASTER ROSS BUSINESS PARK ALNESS

IV17 0AH



KEY HIGHLIGHTS

- Over 32 acres of flexible development space
- Subject site situated within Green Freeport
- Design and fit-out to suit your business needs
- Access from A9 Trunk Road
- Custom plots including 2 acres or more
- Thriving business community

SAVILLS
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LOCATION

Easter Ross Business Park is served by public transport and is close to Alness and Invergordon, as well as being in commuting distance of Inverness. It occupies a strategic location on the A9 Trunk road, approximately 21 miles north of Inverness and in close proximity to key infrastructure within the Inverness and Cromarty Firth Green Freeport.

The subjects are located within the boundaries of the Inverness and Cromarty Firth Green Freeport, which has several potential benefits, such as tax relief and supportive planning. The local economy is expected to grow significantly due to the benefits associated with the Freeport.

DESCRIPTION

Over 32 acres of flexible development space, ideal for industrial use, office space, or dedicated yard space – or even a combination of all three. Zoned areas ready for development:- flexible unit sizes from small to extra-large- custom plots, including two acres or more- design and fit-out to suit your business needs. Join a thriving business community located in the Inverness and Cromarty Firth Green Freeport.

INVERNESS AND CROMARTY GREEN FREEPORT

Green Freeports in Scotland are a key initiative designed to boost economic growth, create jobs, and support the transition to a low-carbon economy. These freeports are special economic zones that benefit from tax incentives, simplified customs procedures, and a commitment to sustainability. Alness Point Business Park is strategically placed to potentially benefit from the Green Freeports initiative, particularly as it aligns with regional development goals and the broader objectives of the Scottish Government.



EASTER ROSS BUSINESS PARK

A Hub for Highland Enterprise

SITE AREA

32 acres or thereby

ENTRY

By mutual agreement on conclusion of legal missives

PRICE

On application.

VAT

VAT will be payable at the standard rate on all monies due.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, Savills are required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and Savills will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

VIEWINGS AND OFFERS

Please contact the agent to discuss your interest further or to arrange a viewing.

All offers should be submitted in writing to the agent.

GRAHAM + SIBBALD

CONTACTS

For further information please contact:

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