

TO LET/MAY SELL
INDUSTRIAL UNNIT



Site 17, Airport Industrial Estate,
Wick, KW1 4QS

- Gross Internal Area (GIA) 255. 58 sq. m / 2,751 sq. ft or thereby.
- Rental – £12,000 per annum plus VAT
- Purchase Price — On Application.
- Workshop / Office Space with a Yard

LOCATION

The unit is situated within the Wick Airport Industrial Estate lying on the northern outskirts of Wick Town Centre. Wick Airport Industrial Estate is the principle trading estate serving Wick and East Caithness. The surrounding properties are of industrial nature with all services and facilities being available within a reasonably close distance.



indicative purposes only

DESCRIPTION

The subjects comprise a single-storey industrial unit providing workshop and office accommodation. Externally, the property benefits from a yard area. The building is of rendered concrete block construction beneath a pitched profiled metal sheet roof.

ACCOMMODATION

The unit extends to approximately 255.58 sq. m (2,751 sq. ft) on a Gross Internal Area (GIA) basis.

The property benefits from two roller shutter doors. The first measures 3.68m wide by 3.57m high, while the second measures 3.65m wide by 2.90m high.

The unit has an eaves height of approximately 3.39m, rising to a ridge height of 4.84m.

Externally, the property benefits from a tarmac yard extending to approximately 0.17 acres (0.069 hectares).

SERVICES

We understand the subjects are connected to mains water and electricity with drainage being to the main public sewer.

RATEABLE VALUE

The Rateable Value for the property is £6,600.

Eligible occupiers may benefit from up to 100% rates relief under the Small Business Bonus scheme. Further details regarding eligibility can be obtained from the local authority.



To arrange a viewing please contact:



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Director

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ANNA MASSIE

Graduate Surveyor

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RENT / PRICE

Our client is seeking a rental of £12,000 per annum plus VAT.

For purchase - On Application.

LEASE TERMS

The property is available to let on Full Repairing and Insuring (FRI) lease terms for a minimum term of three years, subject to landlord approval.

LEGAL COSTS

Each party will be responsible for the own legal costs. Should LBBT or registration dues be applicable, the tenant will be liable.

VAT

Applicable on all costs quoted.

EPC

On Application.

VIEWING + OFFICE ADDRESS

Graham + Sibbald

Chartered Surveyors

4 Ardross Street

Inverness

IV3 5NN

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.