



## Unit 16D, Wick Airport Industrial Estate, Wick, KW1 4QS

- GIA: 6,011 SQ. FT / 558.42 SQ. M or thereby
- Rental Price : £21,000 per annum
- Sale Price: Offers over £140,000
- Workshop/Office Space





## 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.

## DESCRIPTION

The unit consists of a single storey workshop/office unit. The subjects is built with cavity concrete block and rendered walls under a pitched and felt clad roof. The unit also benefits from a roller shutter door which opens onto yard/parking area.

## ACCOMMODATION

The unit extends to a Gross Internal area of 6,011 sq. ft / 558.42 sq. m. or thereby.

The unit can be summarised as follows:

Workshop space, kitchen/staff room, Ladies & Gents WCs and store.

## PRICE

Offers over £140,000 exclusive of VAT.

Please note our client would also consider the sale of the neighbouring unit, 16C. They are seeking offers over £200,000 for both units. More details on application to the agent.

## RENT

£21,000 per annum plus VAT.

## RATEABLE VALUE

£19,000

## LEASE TERMS

Our client is seeking a minimum period of 3 years on a full repairing and insuring terms.

## SERVICES

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

## LEGAL COSTS + VAT

Each party will be responsible for their own legal costs. Should LBTT or registration dues be applicable the purchaser will be liable.

## EPC

On application.

## VIEWING + OFFICE ADDRESS

Graham + Sibbald

4 Ardross Street

Inverness

IV3 5NN

To arrange a viewing please contact:



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## IMPORTANT NOTICE

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