

Ryden

FOR SALE / TO LET

OFFICE
595 SQ M (6,405 SQ FT)



**UNITS 2, 5 AND 6
CREED COURT
GLEANN SEILEACH
BUSINESS PARK
STORNOWAY
HS1 2QP**

**3 MODERN OFFICE UNITS
INDIVIDUAL UNITS RANGING
FROM 1,023 SQ.FT TO 4,252
SQ.FT (NIA) ALSO AVAILABLE
TENANT INCENTIVES
MAY BE CONSIDERED**

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LOCATION

The premises form part of the Gleann Seileach Business Park development carried out by Highlands & Islands Enterprise on the eastern outskirts of the town of Stornoway. Stornoway is the principal town on the Isle of Lewis in the Outer Hebrides. Stornoway benefits from good road transport links to the rest of the Outer Hebrides via the A859 trunk road. Stornoway also benefits from regular transport links with the Scottish mainland via the main ferry port and regional airport located in the town.

DESCRIPTION

The premises comprise first floor office space within a modern purpose built office block. This first floor property provides an excellent standard of open plan office accommodation with raised access floors incorporating power and data communication infrastructure and suspended ceilings with inset category 2 lighting.

ACCOMMODATION

There are 3 modern office units:

Unit 2 - 4,252 sq ft

Unit 5 - 1,023 sq ft

Unit 6 - 1,130 sq ft

TERMS

The property is available for lease for a minimum period of 5 years or longer on Full Repairing and Insuring terms. A lease period in excess of 5 years will be subject to 5 yearly rent reviews. Tenant incentives may also be considered. The use of the property will be restricted for uses falling within Use Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

RENTAL

A rental of £48,000 per annum is sought. Quoting rents for individual suites can be provided on application.

SALE PRICE

On application.

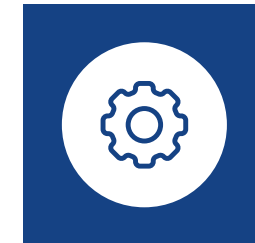
VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

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GET IN TOUCH

Please get in touch with our agent for more details.

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