

A DEVELOPMENT BY:



TO LET

NEW BUILD COMMERCIAL UNITS

New Build Development
Comprising 20 Clear Span Units

Flexible Space Options
From 1,238 ft² to 17,332 ft²

Multiple Units can be Combined to
Accommodate Larger
Floor Space Requirements

Suitable for Various Uses, STP

Flexible Lease Terms

Completion Targeted for Q4 2025

HGV Turning Circle
On-Site Car Parking
Yard Areas Available

Easy Connection to A9 Trunk Road

On-Site Electric Vehicle Charge Points
Excellent Energy Performance

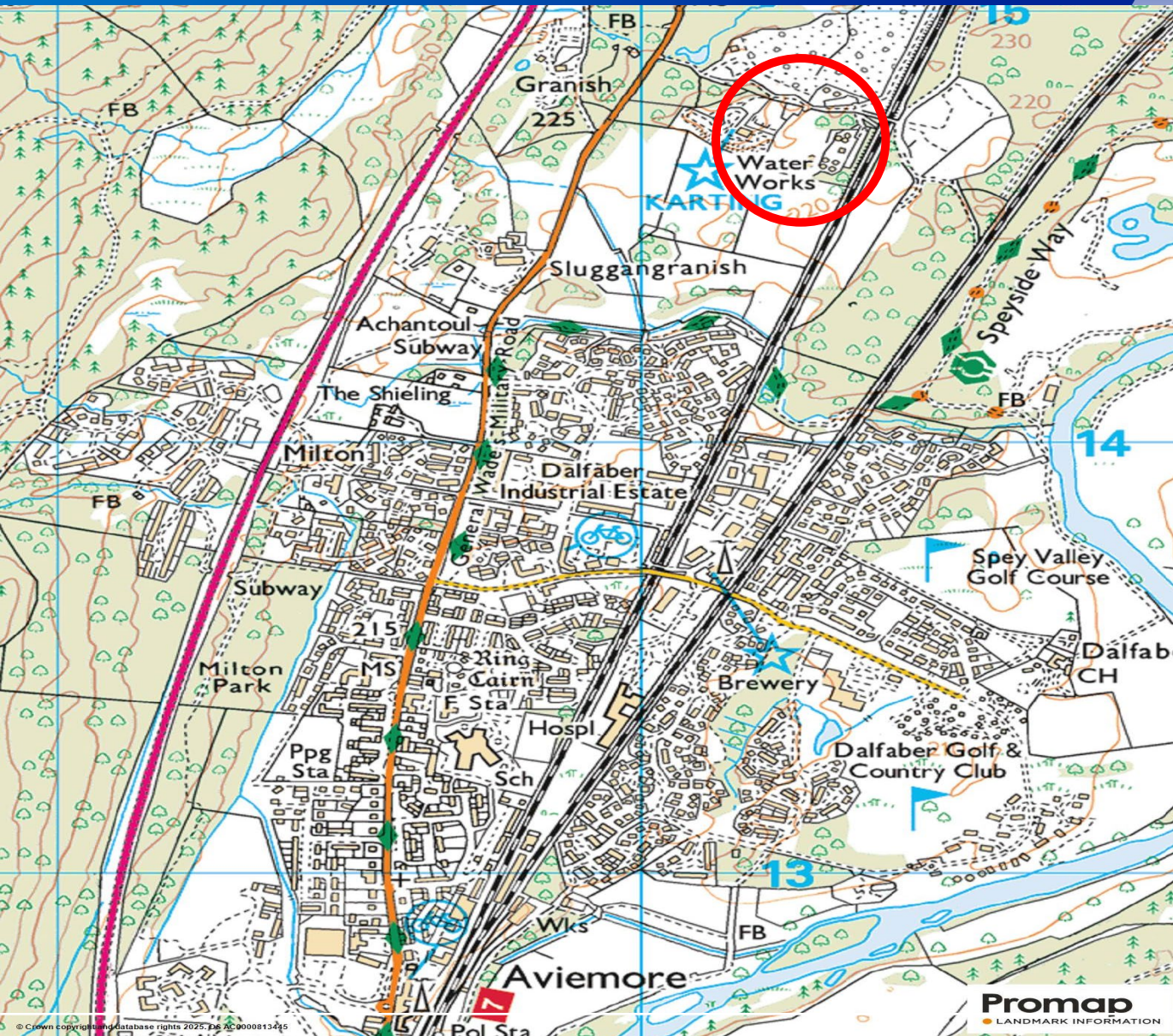
Rent From:
£15,500 per annum

**NEW BUILD COMMERCIAL DEVELOPMENT
GRANISH BUSINESS PARK, AVIEMORE , PH22 1AS**

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Location

Aviemore occupies a strategic position at the heart of Badenoch & Strathspey within the Cairngorms National Park. The town is firmly established as the district's principal growth point and employment centre. The Cairngorms National Park is the UK's largest National Park at 4,528 square kilometers, comprising about 6 per cent of Scotland's land area. Circa 17,000 people live in the Park and a further 1.4 million people visit it each year.

Aviemore lies approximately 30 miles south-east of the City of Inverness Scotland's most northerly city located on the A9 and is some 127 miles north of Edinburgh and 141 miles north-east of Glasgow. The town sits directly adjacent to the A9 Inverness - Perth trunk road. It also lies at the foot of the Cairngorm Mountains and provides a popular destination for skiers, other winter sports enthusiasts and numerous other outdoor pursuits including cycling, fishing and hillwalking in the Cairngorm Mountains.

Aviemore enjoys a favourable range of local facilities and amenities. It is set out in a linear fashion with the main street of Grampian Road (B9152) running through the middle. The centre has its radius focused around the railway station where there is a shopping parade and supermarket, but further shopping facilities are also located at Myrtlefield and within the Aviemore Highland Resort.

The subject development is located on the northern edge of Aviemore at Granish accessed off the B9152 road which runs through the town connecting to both the north and southwest with the main A9 trunk road. The site provides the opportunity for a healthy mix of occupiers. Those already on-site include CrossFit Cairngorm Gym, Cairngorm Gin Limited, Highland Contracts and Cairngorm Plant & Tool Hire Ltd.

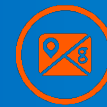
**NEW BUILD DEVELOPMENT
GRANISH, AVIEMORE**



VIRTUAL TOUR



WHAT 3 WORDS



FIND ON
GOOGLE MAPS



The Property

The property comprises a new build development of 20 clear span industrial/commercial units which will be laid out as 3 blocks of 9, 8 and 3 units. An indicative site layout plan is provided opposite. The units will be of steel portal frame construction clad externally with profiled metal sheets and attractive larch timber cladding sections under a split pitched roof clad with insulated metal sheets and incorporating translucent rooflight panels.

The development is well progressed with the first block of Units comprising 1-9 already built and construction of the other 2 blocks is well under way. The full development is scheduled for completion Q4 2025.

Each unit will be configured to provide a single open plan space ready for a new tenant's fitout. Multiple units can be combined to accommodate larger floor space requirements.

Each unit will have the benefit of a solid floor, a vehicle access roller door (circa 3.0m wide x 3.6m high) as well as a pedestrian entrance door on its frontage and a pedestrian fire door at the rear. The internal wall head height is approximately 3.8 m at the front rising to approximately 5.6 m at the rear – this allows scope for the addition of a large mezzanine floor. The units will be provided ready for an incoming occupier's own fitout.

Designated block paved car parking spaces including disabled spaces will be provided at the front of the units. There is a turning circle which provides easy access for HGV vehicles plus provision for both cycle and bin storage. Electric Vehicle charge points will also be available on site.



Unit No.	Floor Area	Rent per annum	Availability
Unit 1	115 m ² 1,238 ft ²	£15,500	TO LET
Unit 2	115 m ² 1,238 ft ²	£15,500	TO LET
Unit 3	115 m ² 1,238 ft ²	£15,500	TO LET
Unit 4	115 m ² 1,238 ft ²	NOW LET	NOW LET
Unit 5	115 m ² 1,238 ft ²	NOW LET	NOW LET
Unit 6	115 m ² 1,238 ft ²	NOW LET	NOW LET
Unit 7	115 m ² 1,238 ft ²	NOW LET	NOW LET
Unit 8	115 m ² 1,150 ft ²	NOW LET	NOW LET
Unit 9	115 m ² 1,150 ft ²	NOW LET	NOW LET
Unit 10	115 m ² 1,238 ft ²	£15,500	TO LET
Unit 11	115 m ² 1,238 ft ²	£15,500	TO LET
Unit 12	115 m ² 1,238 ft ²	£15,500	TO LET
Unit 13	115 m ² 1,238 ft ²	£15,500	TO LET
Unit 14	115 m ² 1,238 ft ²	£15,500	TO LET
Unit 15	115 m ² 1,238 ft ²	£15,500	TO LET
Unit 16	115 m ² 1,238 ft ²	£15,500	TO LET
Unit 17	115 m ² 1,238 ft ²	£15,500	TO LET
Unit 18	115 m ² 1,238 ft ²	£15,500	TO LET
Unit 19	115 m ² 1,238 ft ²	£15,500	TO LET
Unit 20	115 m ² 1,238 ft ²	£15,500	TO LET

Flexible space options are available. Multiple units can be combined to suit large floor space requirements.

There is also a large yard space available behind Units 1, 2 & 3







Business Rates

Each unit will require to be assessed for business rates on occupation. There is potential for Small Business Bonus Scheme rates relief. Interested parties should make their own enquiries in this regard.

Planning

The units benefit from Planning Use Class 4 (Business), Class 5 – General Industrial and Class 6 – Storage or Distribution. The units may suit a range of other uses Subject to Planning. Please contact either of the joint marketing agents to discuss any proposals.

Service Charge

The tenants are responsible for service charge costs in relation to repair and maintenance of the common parts of the development. Further details can be provided to interested parties.

Energy Performance Certificate

EPC Certificates and Recommendation Reports for each of the units are available on completion of construction and will benefit from excellent EPC Ratings.

Lease Terms

The units are available “To Let” on flexible lease terms at the quoting rentals detailed in the Availability Table detailed on Page 4.

Legal Costs & VAT

Each party will bear their own legal costs. The ingoing tenant will be liable for any LBTT, Registration Dues and any VAT thereon. Figures are stated exclusive of VAT, which will be added at the current rate.

Get in Touch

For further information or viewing arrangements please contact the joint agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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