

TO LET

SECURE YARD SPACE

EASY ACCESS TO A96 TRUNK ROAD

FIT FOR MULTIPLE PURPOSE, STP

SECURE & SURFACED SITES

EXTENDS TO 1.49 ACRES

POPULAR BUSINESS PARK

Site 6: £30,000 PER ANNUM, EXC VAT

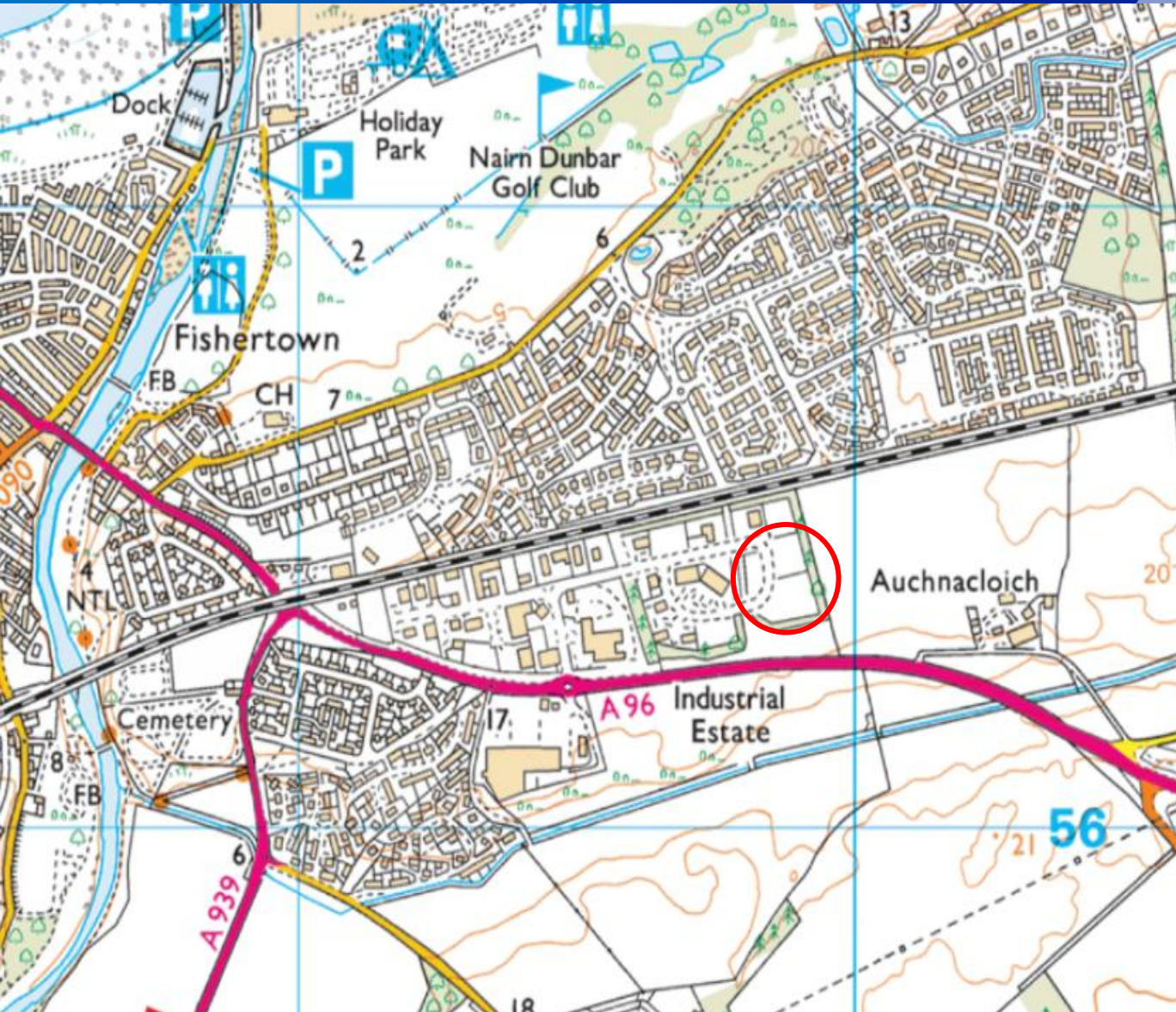


WHAT 3 WORDS

SITE 6, BALMAKEITH BUSINESS PARK, NAIRN, IV12 5QR

Contact: Linda Cameron | linda.cameron@shepherd.co.uk | 07789 004260
Stuart Main | stuart.main@shepherd.co.uk | 07920 284503
Neil Calder | n.calder@shepherd.co.uk | 07551 173667
www.shepherd.co.uk





LOCATION

Nairn is a strategically located town in the Scottish Highlands, offering strong transport links and a supportive business environment. With close proximity to Inverness and key infrastructure such as Inverness Airport and the A96 trunk road, Nairn is well-positioned for industrial, logistics, and commercial investment. The town benefits from ongoing regional development initiatives and a growing focus on sustainable industries, making it an attractive hub for forward-thinking businesses looking to expand or relocate in the north of Scotland.

The site is located within Balmakeith Business Park approximately 1 mile to the east of Nairn town centre. Access to the sites is taken from Tom Semple Road the main thoroughfare through the business park which has direct connection to the main A96 trunk road leading west to Inverness (16 miles) and south east to Aberdeen (87 miles).

Neighbouring occupiers to the subject sites include G Capstick Timber Ltd, Jarvie Plant Group Ltd, Boiler & Valve Engineering Ltd, Black Isle Bronze, AB 2000 Plant and Machinery Hire and CAP Gemini UK Ltd.

DESCRIPTION

The subjects comprise a generally level area of secure yard space, extending to the following site area:

Site 6: 1.49 acres

The site is currently grassed over. However, the landlord will undertake upgrade works to ensure the site is fit for use. These works will include full surfacing in compacted hardcore, along with the erection of secure perimeter fencing and gated access points. Road spur entrances have already been constructed, allowing direct vehicular access to each site.

Design and build opportunities may also be available to accommodate specific tenant requirements. Interested parties are encouraged to discuss any proposals with the marketing agents.

Rare opportunity to occupy a secure storage site in the well established Balmakeith Industrial Estate.



FIND ON GOOGLE MAPS



SERVICES

Mains services, including electricity, water, and drainage, are available adjacent to the sites, providing a strong infrastructure foundation for development.

Prospective tenants are advised to carry out their own due diligence regarding the availability and suitability of these services to ensure they meet individual operational requirements.

PLANNING

Balmakeith Business Park is allocated for "Business" use under the Inner Moray Firth Local Development Plan (Ref: NA10 Balmakeith). In addition to Class 4 (Business) use, the site is considered suitable for:

Class 5 – General Industrial

Class 6 – Storage and Distribution

All uses are subject to the terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997 and require the necessary consents from the local authority. Alternative uses may also be considered, subject to planning permission. Interested parties are encouraged to discuss their specific proposals with the marketing agent.

RATEABLE VALUE

Any secure yard space developed on the site will be subject to a rateable value assessment upon completion and occupation.

LEASE TERMS

The site is available on flexible lease terms to be agreed between parties. The quoting rent is:

Site 6: £30,000 per annum (exclusive of VAT)

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with any transaction. In accordance with standard practice, the tenant will be responsible for:

Land and Buildings Transaction Tax (LBTT)

Registration dues

VAT applicable to the transaction



Get in Touch

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



Linda Cameron

Linda.cameron@shepherd.co.uk



Stuart Main

stuart.main@shepherd.co.uk



Neil Calder

n.calder@shepherd.co.uk

Shepherd Chartered Surveyors

Mulberry House, 39/41 Harbour Road,
Inverness, IV1 1UA t: 01463 712239



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.

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date: JULY 2025

