

**Unit 14A2 Ormlie Industrial  
Estate, Thurso, KW14 7QU**

**To Let / Airson Màl**



**Single storey, mid terraced unit  
Communal parking to front  
Suitable for Use Classes 4, 5 and 6  
46 sq.m / 496 sq.ft or thereby**

**Offers over £3,000 per annum, exclusive of VAT**

**To view all property available for lease, please visit our webpage:  
[www.highland.gov.uk/propertyletting](http://www.highland.gov.uk/propertyletting)**

## Location & Description:

The property sits within the established Ormlie Industrial Estate, south west of Thurso, accessed via Henderson Street, on the B874.

The subjects consist of a mid terraced property within a terrace of 5 units, configured internally as a main workshop, separate small office and separate WC and sink. Accessed via pedestrian access door and vehicular access up 'n' over door. The roof is dual pitched, clad with 150mm insulated 'Kingspan' 'KS1000' which includes integral roof lights, All windows are single glazed with timber frames. Internally, the floor is reinforced concrete slab with painted blockwork walls.

Externally, there is communal parking to the front of the property.

**Energy Performance Certificate:** Rated G.

## Lease Terms & Conditions:

We are offering the property for lease on tenant full repairing & insuring terms for an initial period of five years. Our standard industrial lease allows the tenant to serve notice to quit any time after the first year, with a minimum of three months' notice being required.

Further information on lease terms & conditions and tenants' rights & responsibilities can be found on the Council's website in our online handbook - A Guide for Industrial & Commercial Tenants:

**[www.highland.gov.uk/info/6/commercial\\_land\\_and\\_property](http://www.highland.gov.uk/info/6/commercial_land_and_property)**

You will be responsible for meeting all the legal costs of preparing the lease. You will also be liable for any LBTT, Registration Dues and VAT thereon.

## Rent, VAT, Property Insurance & Utilities:

You will pay the first quarter's rent and insurance in advance of taking entry and thereafter monthly in advance by Direct Debit. The rent is exempt of standard VAT. Currently, the annual insurance premium is £85.32. The property insurance is exempt of VAT.

You will be responsible for choosing your utility suppliers (e.g. electricity, water and sewerage) on taking entry to the property and paying all charges during your tenancy.

## Viewings:

If you wish to view the property, please contact us on telephone 01463 785128 or send an email to:

[property.letting@highland.gov.uk](mailto:property.letting@highland.gov.uk)

## Rateable Value & Annual Business Rate:

The property's Rateable Value is £2,000. If you believe you may be exempt of liability for Non Domestic Rates, it is your responsibility to apply for the appropriate exemption. Up to date information: <https://www.mygov.scot/non-domestic-rates-calculator>

## Are You Interested in This Property?:

To request an application pack, please contact Property Letting at Council Headquarters at:

**Email:** [property.letting@highland.gov.uk](mailto:property.letting@highland.gov.uk)

**Telephone:** (01463) 785128 (24 hour voicemail).

Alternatively, if a closing date already has been set, the application pack may be downloaded from **[www.highland.gov.uk/propertyletting](http://www.highland.gov.uk/propertyletting)**

Your application must be accompanied by a bank reference, confirming your financial standing and your ability to meet the financial obligations of the proposed lease:

**And for existing businesses**, copies of the last three years certified final accounts;

**Or for new businesses**, a business plan detailing the first year's anticipated cash flow statement, together with summary figures for years two and three.

As the bidding process is sealed, it is your responsibility to obtain the reference from your bank.

## WE DO NOT ACCEPT APPLICATIONS BY FAX

**We have amended our usual Closing Date procedures, therefore, if you wish to submit an application, you may email the application form and supporting documents to:**

**[property.offers@highland.gov.uk](mailto:property.offers@highland.gov.uk)**

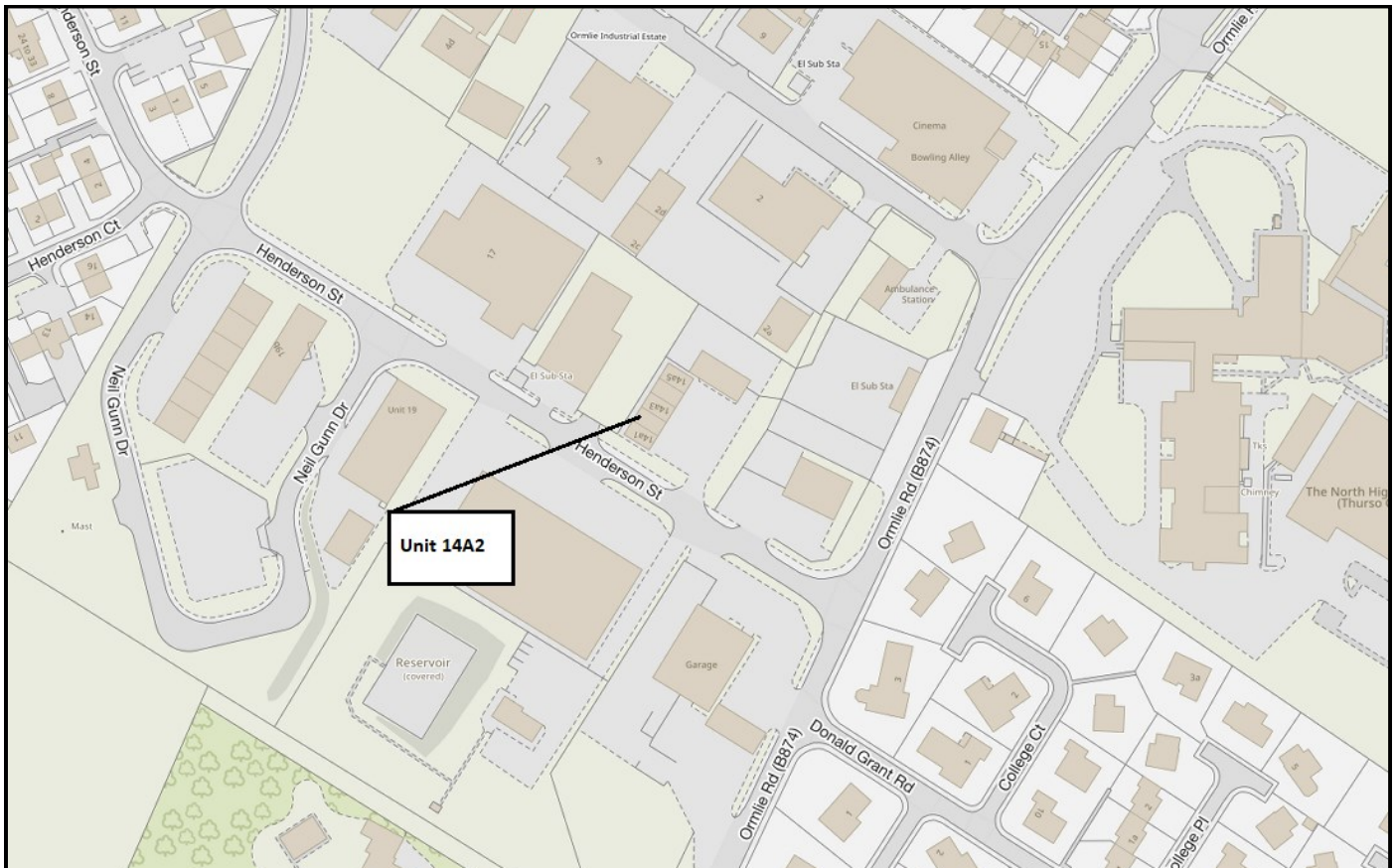
Please clearly state **14A2 ORMLIE INDUSTRIAL ESTATE** in the subject line of your email.

All applications properly received by 12 noon on the closing date will be opened and processed.

The property is offered for let in its current condition and Highland Council can give no warranty as to its condition or the services contained therein. The information contained in these particulars does not form part of any offer or contract. Descriptive details including plans & photographs are indicative only and not guaranteed. Prepared 04/06/2025



## Location Plan & Photos - Unit 14A2 Ormlie Industrial Estate, Thurso, KW14 7QU



### INDICATIVE PLAN ONLY. NOT TO SCALE.

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