WICK INDUSTRIAL ESTATE - GENERAL LEASE INFORMATION

1. The Council's standard lease for development sites runs for a period of 99 years and incorporates rent reviews at five yearly intervals. The applicant will be required to develop the site and the lease will not contain a break clause.

2. Where a permanent building is not to be erected on the site, we will only offer shorter lease period, still incorporating rent reviews every five years.

3. Acceptable 'uses' within the Estate are based on the premises being used for those purposes falling within Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage & Distribution) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

4. Suitable uses would fall within Use Classes 4 (Business), 5 (General Industrial) and 6 (storage and distribution). There is a general presumption against the following uses:

   - Scrap yards.
   - Waste transfer or waste processing facilities.
   - Auto salvage facilities (unless such uses do not require any external storage).
   - Concrete processing.
   - Builders merchants or similar with requirement for external storage of materials.

   We advise any interested parties to discuss their proposals with Planning Service:

   Tel: 01349 886606 (via the Council's Service Centre)

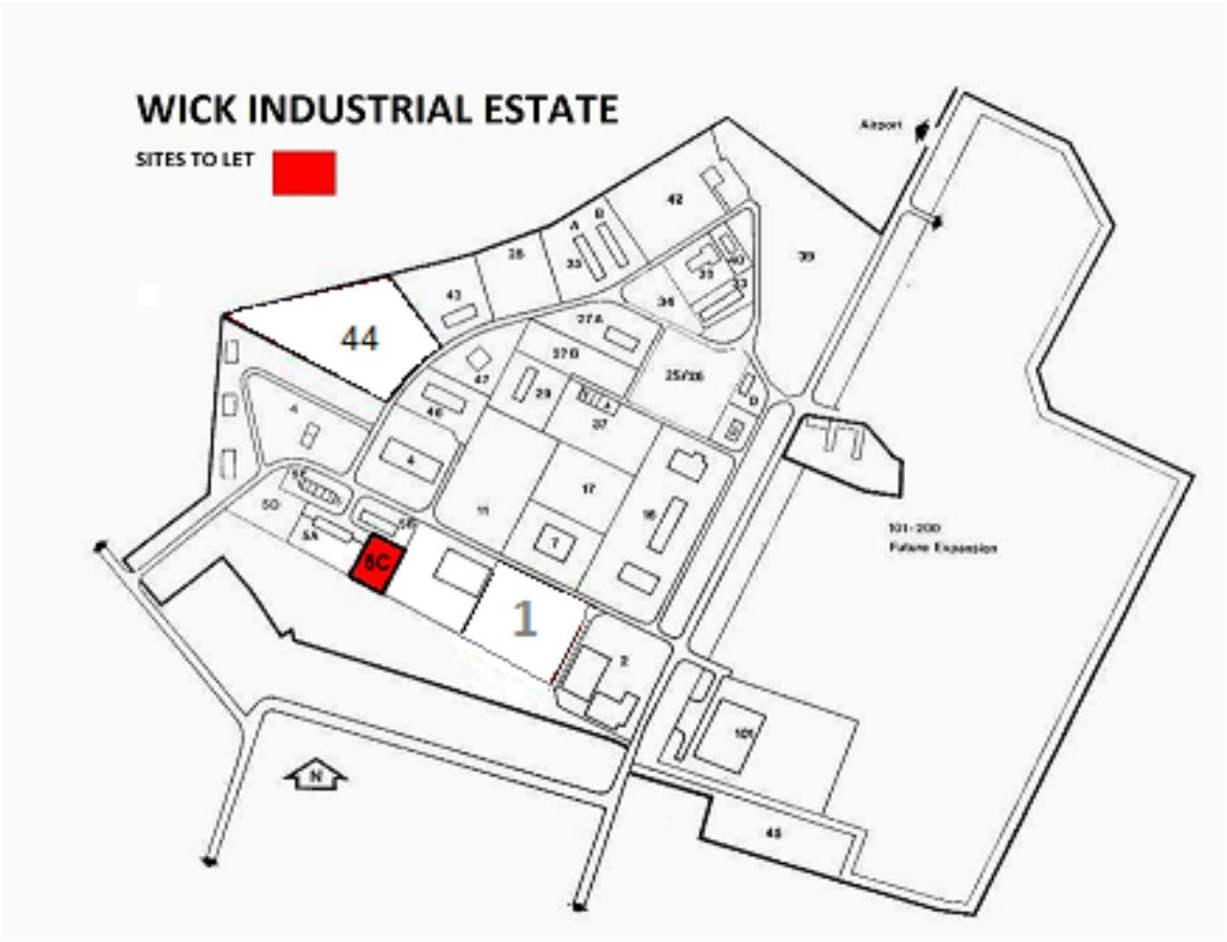
   In order to avoid any doubt, please note that any decision by The Highland Council to offer a prospective applicant a lease of the property does not act in any way to negate the statutory requirements for any permissions or warrants that may be required from The Highland Council either as Planning Authority or as Building Control Authority under the relevant legislation.

5. Successful applicants will only be given entry to the site on conclusion of Missives of Lease.

6. The Rateable Value of the site shall require to be determined by the Assessor once the tenant has taken occupation.

These particulars are intended for guidance only and are not warranted or guaranteed. Intended lessees should satisfy themselves as to their accuracy by inspection or by consultation with a professional advisor. These particulars do not form part of any offer or contract. Updated 11/05/2017.

VACANT SITES AT WICK INDUSTRIAL ESTATE, WICK



SITE 5C

0.117 hectares/0.29 acres or thereby
Offers over £1,150 per annum

Indicative plan only, not to scale. Not part of any offer or contract.

To view all property available for lease, please view our web page - **www.highland.gov.uk/directory/25/property_for_rent**