

ASG COMMERCIAL

Vacant Industrial Unit

7 West Murkle, Thurso, KW14 8YT

Guide Price £25,000 per annum

(Lease)





- Substantial detached industrial unit extending to approximately 8,118 sq ft.
- Generous site offering approximately 1.4 acres, with private access road and fenced grounds.
- Spacious accommodation featuring high ceilings and a small mezzanine level, four offices, storage and toilet facilities
- Robust concrete construction providing a private, sound-insulated environment
- Ample external space with parking for up to 25 vehicles
- Mains water and electricity, with drainage to a septic tank
- Suitable for a variety of industrial, agricultural, storage and commercial uses, subject to planning consent
- Flexible lease terms available, including a negotiable rent-free period to reflect refurbishment requirements

Description

The property comprises a substantial ground-floor building with exceptionally high ceilings and a mezzanine level over a small part of the building, situated on a site extending to approximately 1.4 acres with a private access road.

Formerly used as a US Navy satellite monitoring and communications base, and more recently as a film set, the building provides flexible accommodation suitable for a range of uses.

The property benefits from a water supply and a 16 KVA electrical supply, together with generous external space providing parking for up to 25 vehicles.

The site also presents an opportunity to establish direct access to the shoreline, subject to obtaining the necessary consents, with the owner's land extending down to the low-water mark.

The building is situated within a small cluster of four industrial buildings and is available to let. It should be noted that neighbouring buildings may also be leased if required.

An option to purchase all four buildings may be considered.

The property offers potential for industrial, renewable on shore accommodation, agricultural, storage and rural commercial uses, subject to the necessary planning consents.

Reason For Let

The property is available to let as it is no longer required for the owner's own use.







Location

The property is situated at Murkle, approximately 3 miles east of Thurso, within the established agricultural landscape of Caithness.

Formerly occupied by a US Navy satellite receiving station, the property enjoys a rural setting with convenient access to the A836, providing connections to Thurso, Castletown and the wider Caithness area. The A9 offers onward links to Inverness and the principal Scottish road network.

The location is well suited to a variety of potential uses, including industrial operations, agricultural storage, machinery accommodation and other rural commercial activities, subject to obtaining the necessary planning consents.

Thurso, the principal town in the area, offers a range of commercial services, amenities and facilities, while nearby Scrabster Harbour provides important port infrastructure and ferry connections to Orkney.

The property also benefits from land ownership extending to the low-water mark, presenting potential to establish direct shoreline access, subject to obtaining the necessary statutory consents.

The Property

The property comprises a substantial building extending to approximately 8,118 sq ft, constructed with concrete walls and roof, overclad with metal profile sheeting. The construction provides a robust, private and sound-insulated environment.

The building requires some maintenance and refurbishment, which will be reflected in a significant rent-free period, subject to agreement.

The accommodation is flexible and functional, comprising large open areas, four offices, storage rooms, a drench shower facility and separate male and female toilets.

Some areas benefit from raised flooring.

The unit provides a blank canvas for an incoming tenant to adapt and configure the space to suit their requirements, subject to any necessary consents.

Development Opportunities

Located on Scotland's north coast, the property offers potential for a variety of commercial and industrial uses, including:

- Industrial Units – Workshops and flexible business space for rent
- Renewable Energy – Offshore wind, marine energy and installation companies
- Research & Development – Renewable energy innovation and testing facilities
- Engineering & Manufacturing – Fabrication, assembly and maintenance
- Commercial Headquarters – Operational bases for energy and marine businesses
- Storage & Distribution – Warehousing, logistics and equipment storage

All uses subject to necessary planning consents.

Grounds

The property occupies a generous site extending to approximately 1.4 acres, benefiting from a private access road and a fenced area. The grounds provide ample external space, to the side of the access road is parking for up to 25 vehicles out with the fenced area, offering convenient access and flexibility for a range of potential uses.

Services

The property benefits from mains water and electricity supplies, with wastewater drainage to a septic tank.

EPC Rating

The EPC rating is A (06), reference number 1622-0835-3830-6606-1603.

Title Number

The title number is TBC.

Rates / Council Tax

The unit is not currently subject to business rates; however, this position may change upon commencement of a tenancy.

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.





Price

A guide price of £25,000 per annum are invited for the lease.

Outline heads of terms are as follows:

Term	Details
Annual Rent	£25,000 per annum
Deposit	3 months' rent
Rent Payments	Monthly in advance
Rent-Free Period	To be negotiated to reflect maintenance and refurbishment requirements

Lease Duration	10 years
Shorter Leases	May be considered at a slightly higher rent
Rent Reviews	Every 5 years, in line with RPI
Lease Type	Full repairing and insuring (FRI)
Repairs & Maintenance	Tenant's responsibility

Building Insurance	Arranged by landlord, with costs reimbursed by tenant
Utilities & Running Costs	All costs, including electricity, water and fuel, are the tenant's responsibility
Fixtures & Fittings	Inventory to be prepared and agreed before commencement
Condition Survey	Building and fixtures survey to be mutually agreed, with costs shared
Entry Date	By mutual agreement
Lease Documentation	Full draft lease to be provided within 30 days of acceptance of offer

Finance & Legal Services

ASG Commercial is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

Directions

See location map. What3words reference is ///blindfold.splice.exists

Viewing

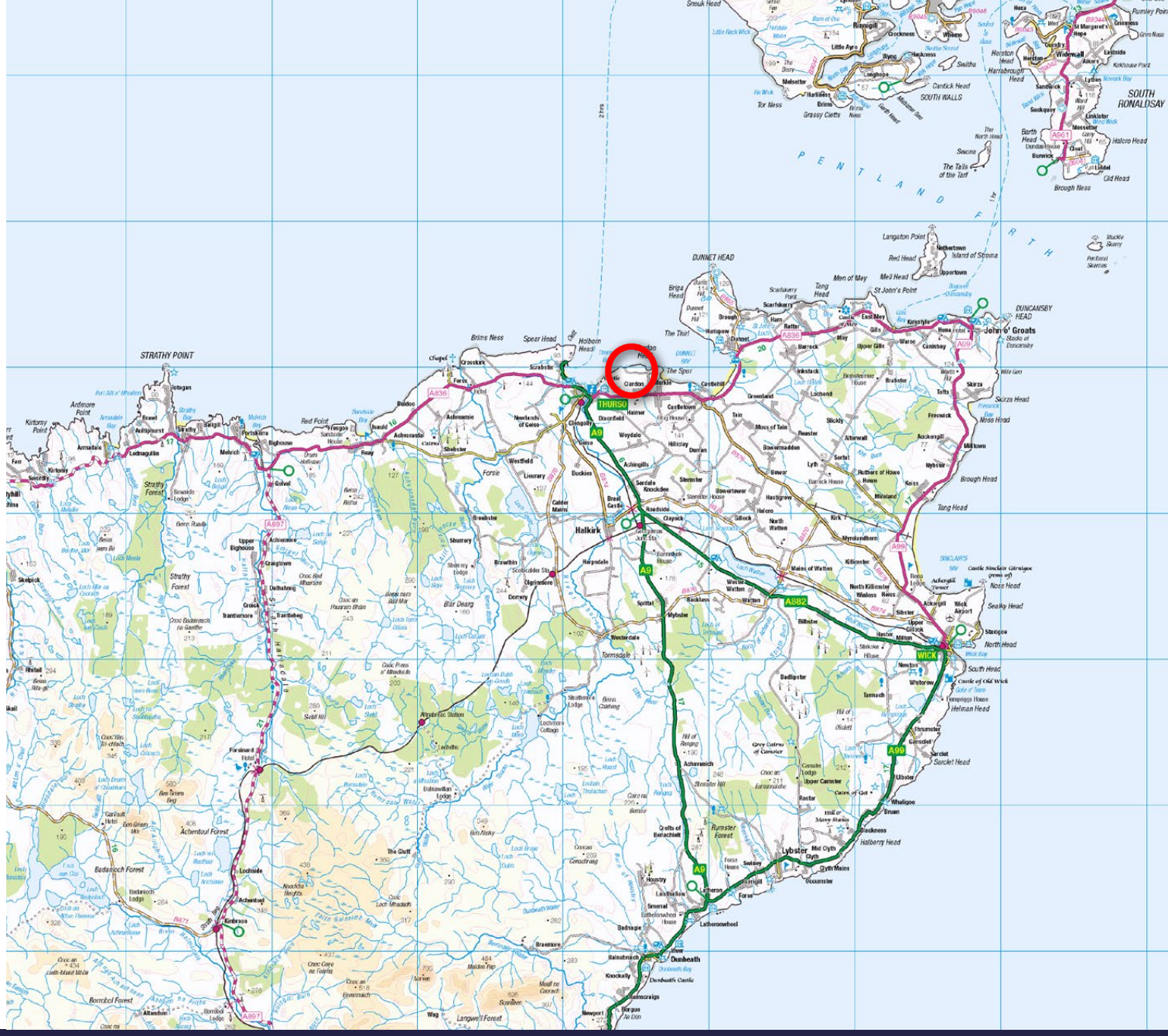
All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

Tel: 01463 714757
E: info@asgcommercial.co.uk
Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



ASG COMMERCIAL
Our business is selling your business.

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