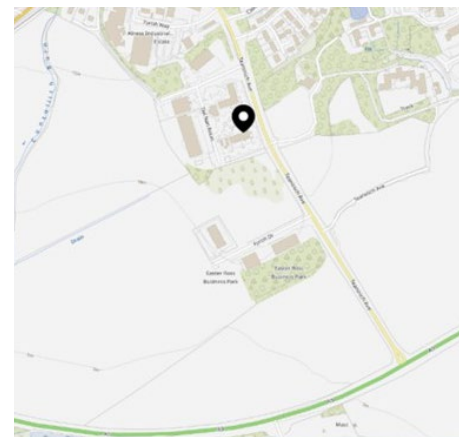
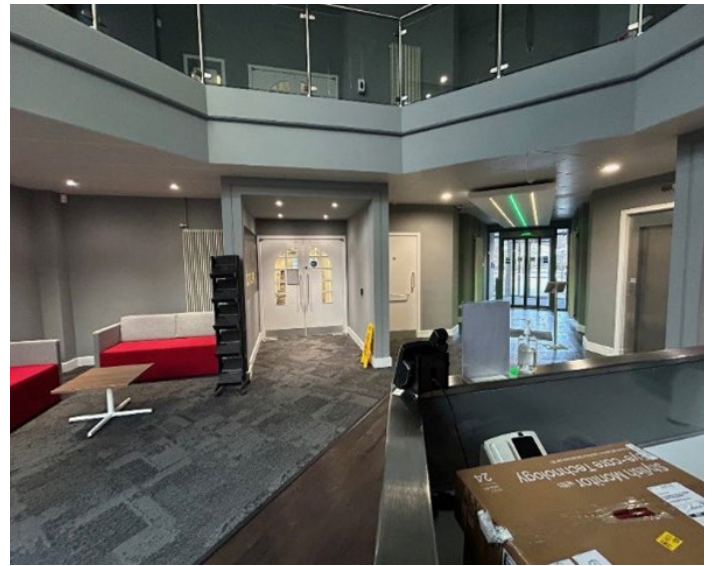




## Averon House, 3 Dail Nan Rocas, Alness, IV17 0PH

- Prominent Business Park location close to the A9 trunk road
- Modern purpose built office building with ample car parking
- Two self-contained ground floor office suites — available for lease
- Approximately 2,635 sq.ft and 2,684 sq.ft each
- Green Freeport activities close by
- Commercial land available by separate negotiation
- Flexible lease terms on offer





## LOCATION

The subjects are situated within the high class Business Park development known as Dail Nan Rocas on the outskirts of the Easter Ross town of Alness. The development was carried out by Highlands and Islands Enterprise and is strategically located just off the main A9 trunk road and benefits from excellent road transport links to the main arterial route from Glasgow/Edinburgh and the south to Thurso & Wick in the North. Alness is 20 miles North of Inverness, the principal city in the Highlands, with benefits from daily airlinks to various other major UK destinations.

## DESCRIPTION

The subjects form a modern detached two storey purpose built former call centre / office premises of modern steel frame construction with concrete floors, under an insulated profile metal panel clad roof.

The building provides an excellent standard of modern office accommodation which benefits from all necessary raised access floors incorporating power and data network cabling. The available accommodation on the ground floor benefits from raised access floors and perimeter heating with double glazing. On entry of the premise there is an impressive two storey feature glazed reception area.

On site there are approximately 75 car parking spaces.

## ACCOMMODATION

Generally both suites benefit from a mix of open plan and cellular space, staff/kitchen area and ladies and gents WC facilities. The common reception area has a large entrance hall, reception area, disabled WC and stairwell.

The property has the following approximate net internal areas

Suite 1 (left)  
244.79 sq.m / 2,635 sq.ft

Suite 2 (right)  
249.34 sq.m / 2,684 sq.ft

## RATABLE VALUE

The proposed Rateable Value for the suites is as follows:

Suite 1 (left) - £27,000

Estimated Suite 2 (right) - £27,000

## LEASE TERMS

A new flexible FRI lease is available.

## SERVICES

The property is connected to all mains supplies for electricity and water with drainage to the main sewer.

## ENTRY

By mutual agreement

## LEGAL COSTS

Each party will be responsible for their own legal costs. Should any LBTT or registration dues be applicable the Tenant will be liable.

## VAT

Applicable

## EPC

C

## VIEWING + OFFICE ADDRESS

Graham + Sibbald  
Chartered Surveyors  
4 Ardross Street  
Inverness  
IV3 5NN

To arrange a viewing please contact:



**Kenny McKenzie**

Director

07803 896 963

Kenny.Mckenzie@g-s.co.uk



**Sandy Rennie**

Rennie Property Consultants

Sandy@rennieproperty.co.uk

07766 357 953

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2025