

Development Opportunity | For Sale



Land at Cradlehall Business Park

Cradlehall Business Park
Inverness
IV2 5GH

Development Land at prime out of town location extending to 1.90 acres



Location

The site is situated adjacent to Cradlehall Business Park which is a premier business location on the east side of Inverness within easy reach of all main arterial routes and the city centre. It is a modern environment which offers owners and occupiers a superb profile and superior business accommodation.

Occupiers already established within the Business Park include NHS Highland, Scottish Ambulance Service, Johnston Carmichael, Harper Macleod LLP, Barclays and British Red Cross.

The development opportunity is close to the new University of the Highlands and Islands Campus which opened its doors to students in 2015 and represents a £15 million investment. Known as the Beechwood Education and Research Campus, the 215 acre site is a development by Highlands and Islands Enterprise.

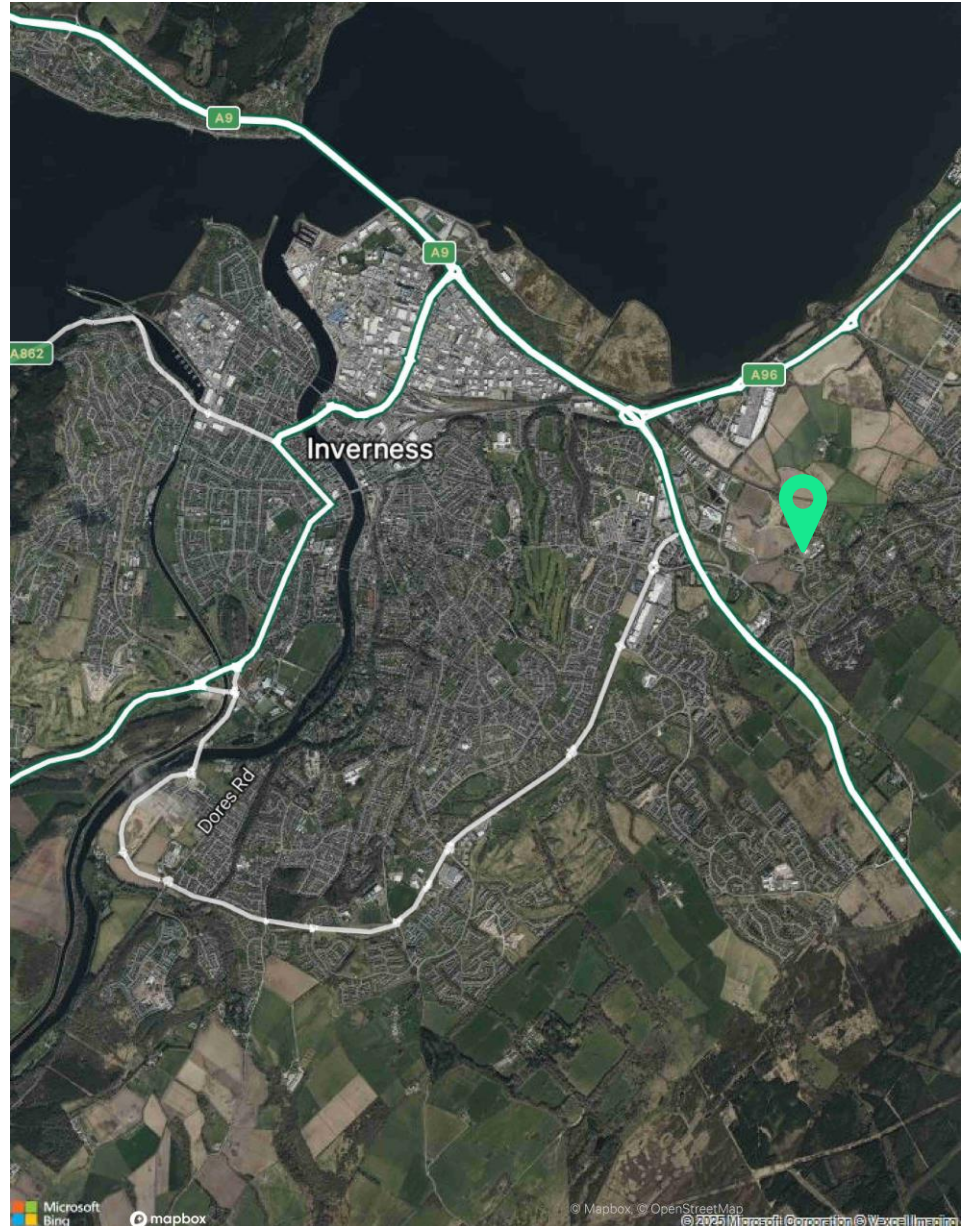
As part of the Scottish Government's commitment within the £315 million Inverness and Highland City-Region Deal, plans are being progressed for the new East Link road which will connect the A9 to the A96 between Inshes and Smithton to the east of Inverness. The new carriageway and improved junctions will ease congestion at Inshes and provide improved connectivity for the development opportunity.

Description

The subjects comprise a generally level development site extending to 1.90 acres or thereby.

Services

We understand that mains services include electricity, water and drainage are available within close proximity. Purchaser should satisfy themselves in this regard.



Planning

The site would be suitable for a range of alternative uses subject to planning.

Sale Price

On application.

Rateable Value

Any development will require to be assessed for rating purposes on completion and occupation.

Legal Costs

Each party will be responsible for their own legal costs in relation to the transaction. The incoming occupier will be responsible for any LBTT and Registration Dues, if applicable.

VAT

All figures stated are exclusive of VAT.

Entry

By mutual agreement.

Anti-Money Laundering (AML)

In accordance with HMRC and RICS guidance, we as property agents are required to undertake AML checks on both our clients and any counter party transaction. Accordingly, personal, and or detailed financial and corporate information will be required prior to any transaction concluding.



Viewings & Further Information

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