

TO LET - LAST REMAINING SUITE AVAILABLE

FAIRWAYS HOUSE

FAIRWAYS BUSINESS PARK, INVERNESS, IV2 6AA



KEY HIGHLIGHTS

- Prime business park location
- Modern, high specification office pavilion
- Generous parking allocation
- Last remaining suite available - 2349 sq ft
- Immediate entry available
- Easy access to trunk roads
- Plentiful amenities close by
- Air conditioning/modern specification

SAVILLS
Elm House
Inverness, IV2 5GH
01463 215 120

[savills.co.uk](https://www.savills.co.uk)

savills



LOCATION

Fairways Business Park is a well-established development of five modern office pavilions around 2 miles south of the city centre. The park is accessed directly from the Southern Distributor Road (A8082), providing easy connections to both the A9 and A96.

Fairways Leisure Park sits alongside with neighbouring occupiers within Fairways Business Park include Orion Engineering, Galbraith, Strutt & Parker, Robertson Construction, Stronachs LLP and Handelsbanken PLC.

ACCOMMODATION

SPECIFICATION

The suites are predominantly open plan and include raised access floors, electric comfort cooling/air conditioning and a suspended ceiling with recessed lighting.

Ladies and gents WCs and a shower are provided from the common first floor landing.

LEASE DETAILS

The accommodation is available for immediate occupation on Full Repairing & Insuring lease terms for each suite at a rental of £39,375 per annum exclusive of VAT.

Floor	Sq Ft	Sq M
Ground Floor (east) - Available	2349	218.22
Ground Floor (west) - Completed	2349	218.22
First Floor (east) - Under offer	2349	218.22
First Floor (west) - Under offer	2349	218.22

*All Net Internal Areas are subject to final measurement.

Externally, there is security lighting and on-site car parking, with approximately 8 allocated spaces for each suite.



SERVICE CHARGE

A service charge is payable in addition to rent in respect of the maintenance, repair and management of the common parts and shared services. Further details on request.

RATEABLE VALUE

The subjects will be required to be reassessed for non-domestic rating purposes.

VIEWINGS / CONTACTS

For further information please contact:

Sandy Rennie

07483 674 270
sandy.ennie@savills.com

Kenny MacKenzie

07788 723 968
kenny.mckenzie@g-s.co.uk

LEGAL COSTS

Each party will be responsible for bearing their own legal costs incurred in connection with the preparation, negotiation and completion of the lease documentation. The incoming tenant will also be responsible for any LBTT, registration dues and VAT thereon.

EPC

The building as an EPC Rating of "B".

VAT

The building is elected for VAT, which will be payable on the rent and service charge.

GRAHAM + SIBBALD

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 14.08.2026

savills

