

Morrich House Business Centre Invergordon Office Suite To Let



**Suite 12 – 72.3 Sq m (778 Sq ft)
Rental £1167 per month**

Morrich House Business Centre Invergordon Office Suites & Storage Rooms to Let

SITUATION

Easily and quickly accessed from the A9, the offices are well placed for transport links and the amenities and opportunities offered by the Highlands, particularly Easter Ross. The Highland Capital, Inverness, is only 24 miles distant.

The business centre is located on Davidson Drive close to its junction with Tomich Road. Prominent neighbours include ERG, DK Universe, Invergordon Sports Centre and Invergordon Academy.

DESCRIPTION

The subjects are offered in walk in condition and comprise a large open plan room being let within a modern business centre setting. The room is fully carpeted, freshly decorated and benefits from electric heating, window blinds and double glazing. **Suite 12 could be combined with 13 and 23 to create an area of 138.9 sq m if desired.**

Approaching from the tar surfaced car park you are greeted by a large and attractive common reception area with seating and a tenant directory board. Wide corridors lead to the individual suites and common areas.

ACCOMMODATION

Exclusive Areas

- Suite 12 is a first floor office with windows to the side.

Common Areas

- Ground Floor - Ladies and gents toilets, reception area, staff room and meeting room.
- First Floor - Ladies and gents toilets and staff room.

SERVICES

Main supplies of water, electricity and drainage. Electric storage heating.

RATES

Each suite is individually assessed for rates which are the responsibility of the tenant to meet directly with the Local Authority. The rateable value for Suite 12 is currently £5500. This figure makes the premises exempt from rates to qualifying businesses under the terms of the Small Business Bonus Scheme.

EXTRAS

The following common facilities and amenities, are **included** in the rental of the suite:

- Electricity consumption
- Ladies & Gents toilets
- Fitted staff kitchen with equipment & informal dining option
- Meeting Room with table & chairs for up to 10 people
- External Building Maintenance
- Buildings Insurance
- Cleaning of Common Areas

There are no service charges levied

LEASE TERMS

The premises are offered for lease on internal repairing terms. The actual length of lease is negotiable but from monthly upwards on simple easy in/easy out terms.

RENTAL

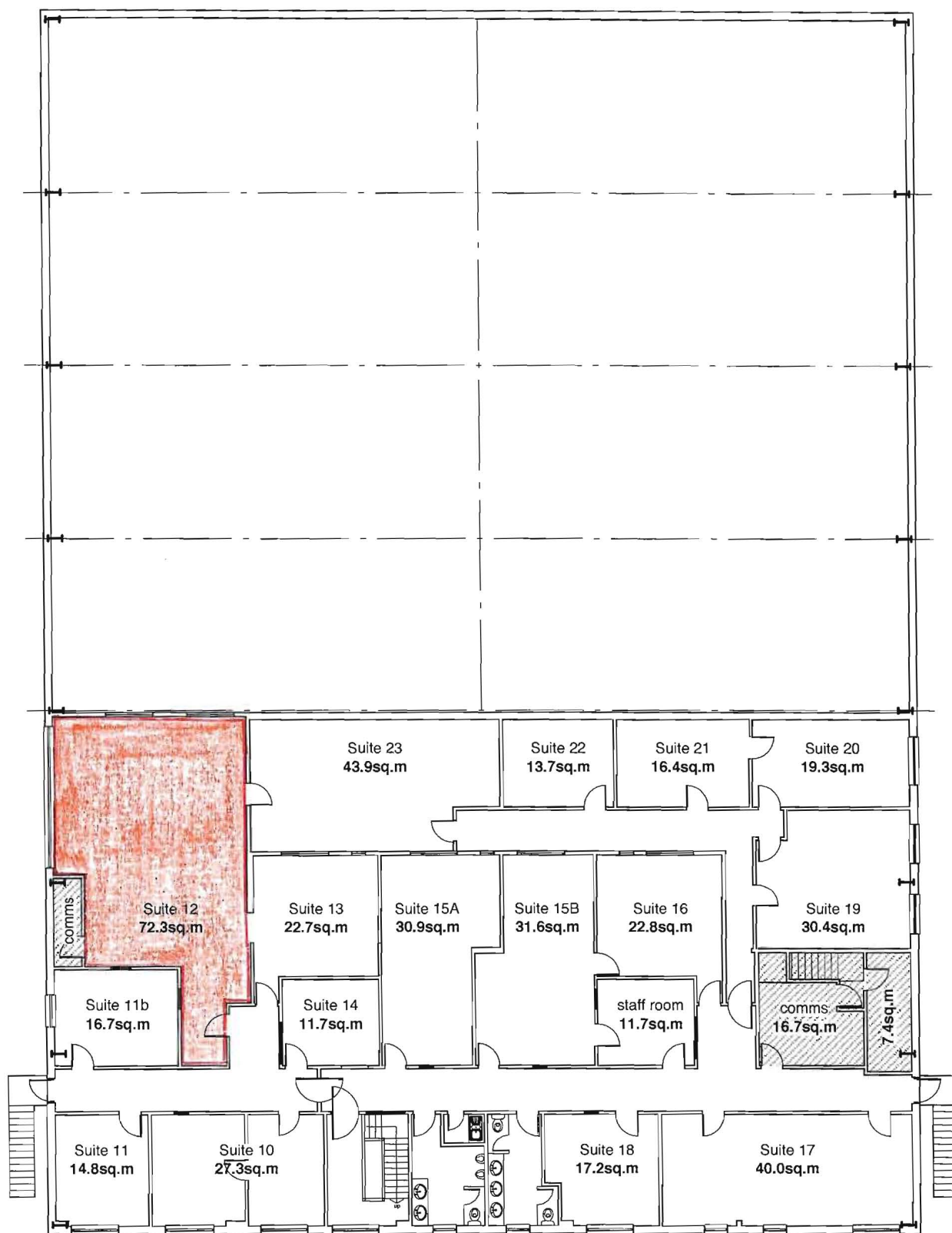
The rental sought is £14,004 Pa (£1167 per month) and VAT is not currently charged on the rental.

ENTRY

The subjects are available for early occupation.

VIEWING Viewing arrangements may be made by contacting Roy Munro at Morrich Professional, located in the building

These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending tenants should not rely on these particulars, but satisfy themselves by inspection of the subjects. These particulars are not intended to, nor shall they form part of any legal, enforceable contract.



SCALE IN METRES



April 2014

First Floor Plan

Morrich House
20 Davidson Drive
Invergordon