

TO LET

OFFICE

MODERN GROUND FLOOR
OFFICE

FLOOR AREA: 43 M² (472 FT²)

3 NO. ON-SITE
CAR PARKING SPACES

QUALIFIES FOR 100% RATES
RELIEF

MAY SUIT VARIOUS USES, STP

EASY ACCESS TO A9 AND A96
TRUNK ROADS

RENT £10,500 PER ANNUM

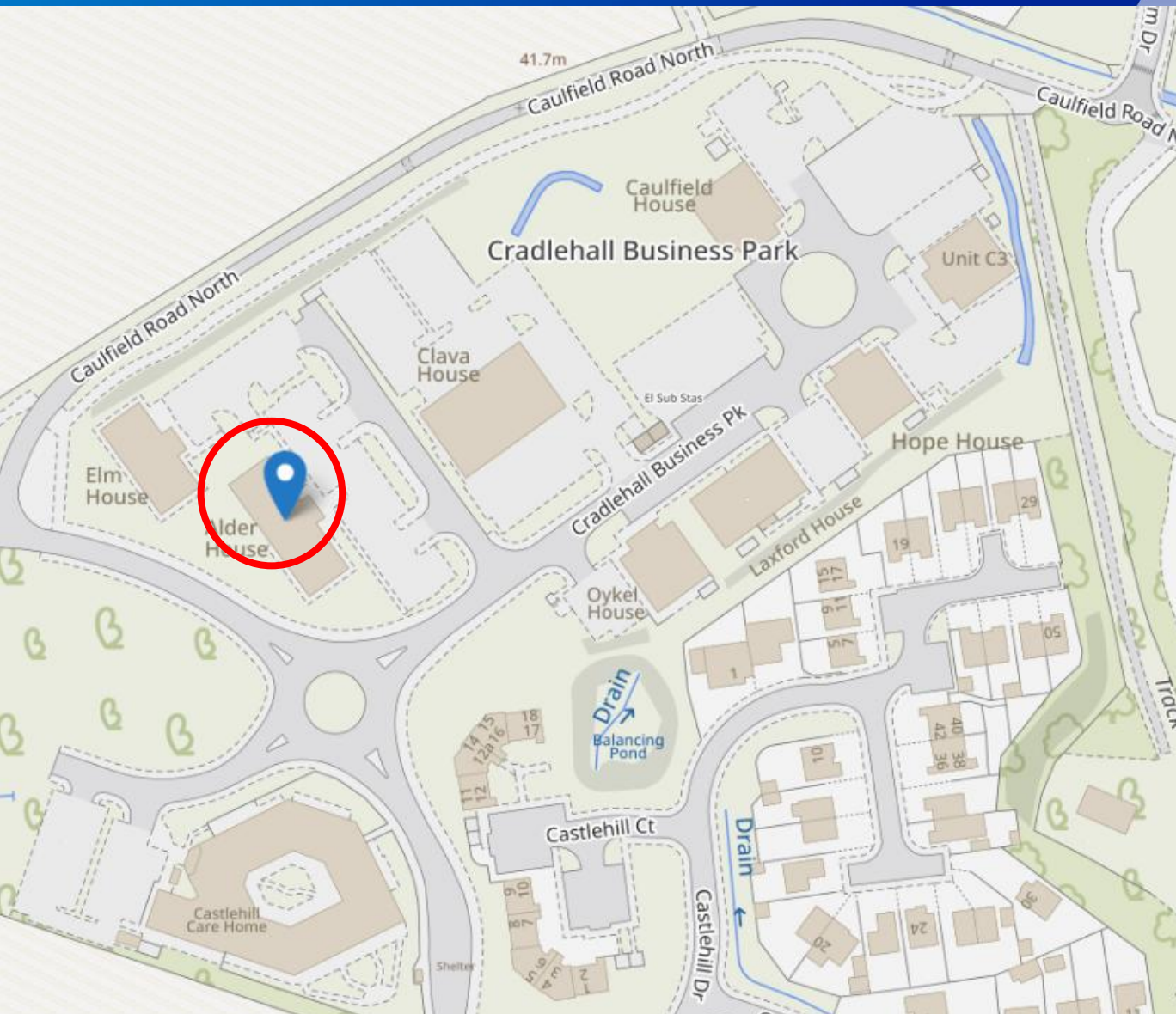


WHAT 3 WORDS

GROUND FLOOR RIGHT, ALDER HOUSE, CRADLEHALL BUSINESS PARK, INVERNESS, IV2 5GH

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Ground Floor Office Prime Cradlehall Business Park



FIND ON GOOGLE MAPS

LOCATION

Inverness is the commercial, administrative and business centre for the Highlands and Islands of Scotland. The city is one of the fastest growing in Europe with a resident population of over 65,000 people and a catchment area of approximately 350,000 people.

Inverness enjoys excellent transport links via the main A9 trunk road leading both north and south and benefits from daily rail and bus services. Aberdeen is approx. 104 miles to the southeast and Edinburgh and Glasgow are 157 miles to the south and 170 miles to the southwest respectively.

The subjects are located within Cradlehall Business Park, a premier business location on the eastern side of Inverness close to the UHI Campus and within easy reach of all main arterial routes and the city centre.

Other occupiers in the building include Harper Macleod LLP and NHS Highland. Occupiers in the wider park include Johnston Carmichael, Bidwells, HighNet, Morgan Sindall, A9 Accountancy Ltd and the Scottish Ambulance Service.

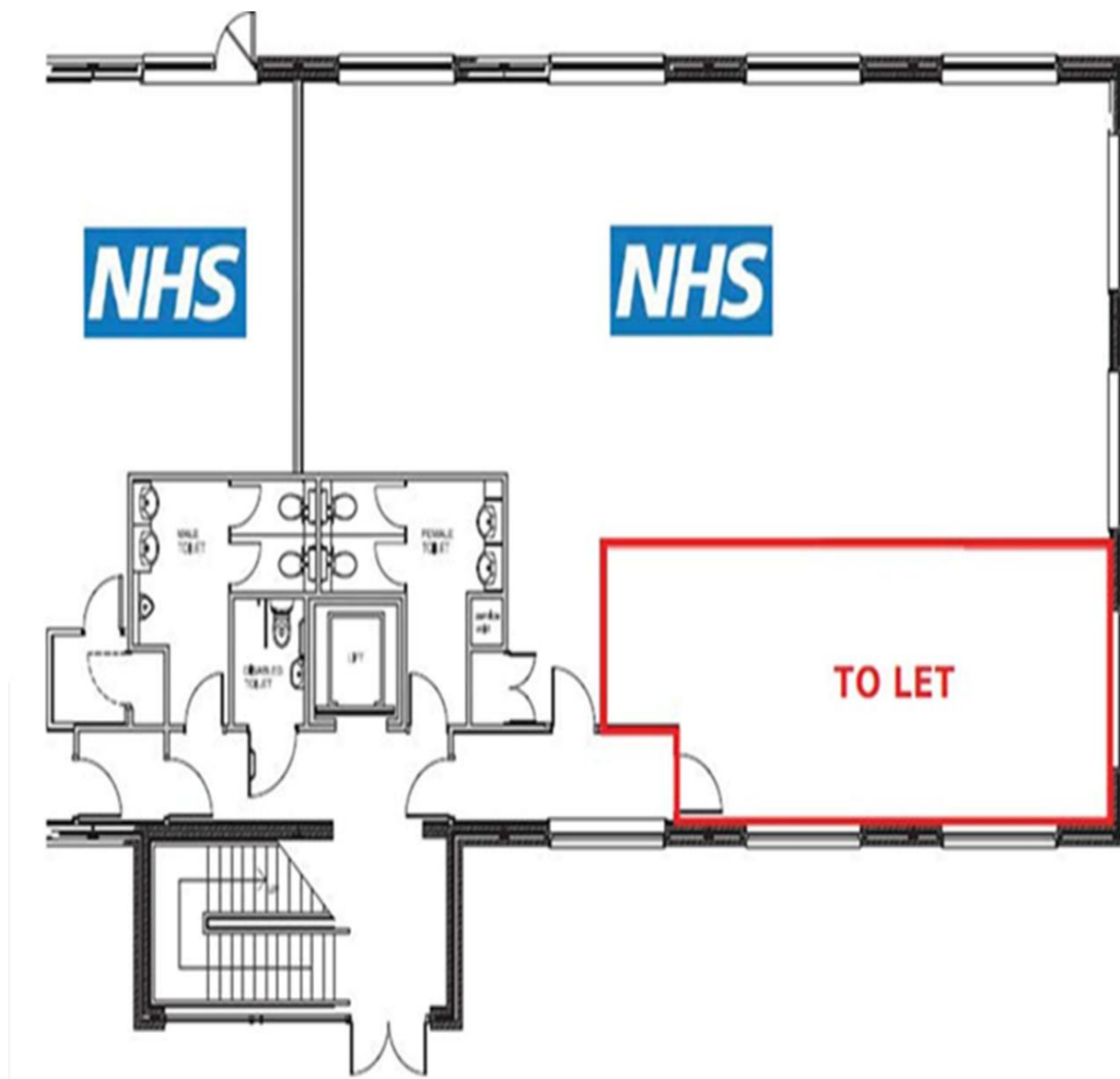
DESCRIPTION

The subjects comprise an open plan office on the ground floor within a 2-storey modern detached office building set within the well-established Cradlehall Business Park, one of Inverness's premier business locations. The building has the benefit of dedicated on-site car parking. There is an attractive glazed entrance foyer which leads to the office suite's own dedicated entrance door.

Internally, the office space is well-presented with large windows allowing good levels of natural daylight. Wall mounted electric heating is fitted throughout. There is a raised access floor and a suspended ceiling grid incorporating fluorescent light boxes. A dedicated tea-prep area is also provided within the space. Toilets are provided within the common central core of the building. The property benefits from on-site car parking with 3 dedicated car parking spaces allocated to the office suite.

FLOOR AREA

The subjects extend to approximately 43 m² (472 ft²).



PLANNING

Class 4 (Business) in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The suite may accommodate alternative uses, subject to planning.

Other uses may be permitted subject to planning; please discuss proposals with the agents.

BUSINESS RATES

The office is entered in the current Valuation Roll with an NAV/RV of: £10,500.

The office qualifies for 100% rates relief in terms of the Small Business Bonus Scheme, subject to eligibility.

EPC

The EPC Certificate and the Recommendations Report are available on request.

SERVICES

Mains electricity, water and drainage.

SERVICE CHARGE

A service charge budget is in place to cover the upkeep of the common areas of the building and wider site - details are available on request.

LEASE TERMS

The property is available "To Let" on lease terms to be agreed at a rent of £10,500 per annum, exclusive of VAT.

ENTRY

The office suite is available from April 2027.

VAT

The property is elected for the purposes of VAT. VAT will apply to any transaction.

LEGAL COSTS

Each party will bear their own legal costs. The incoming tenant will be responsible for LBTT, registration dues, and VAT thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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