

## Morrich House Business Centre Invergordon Office Suite to Let



**Suite 15b – 31.6 Sq m (340 Sq ft)  
Rental £434 per month**



# Morrich

Professional

## Particulars

### 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, Kirker Europe Ltd, Invergordon Sports Centre and Invergordon Academy.

#### **DESCRIPTION**

The subjects are offered in walk in condition and comprise a number of individual rooms being let within a modern business centre setting. Each room is fully carpeted, freshly decorated and benefits from electric heating, window blinds and double glazing.

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 15b is a first floor office conveniently located near the stairs and beside the staff room.

##### **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 15b is currently £1300 making the subjects eligible for 100% rates relief 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**

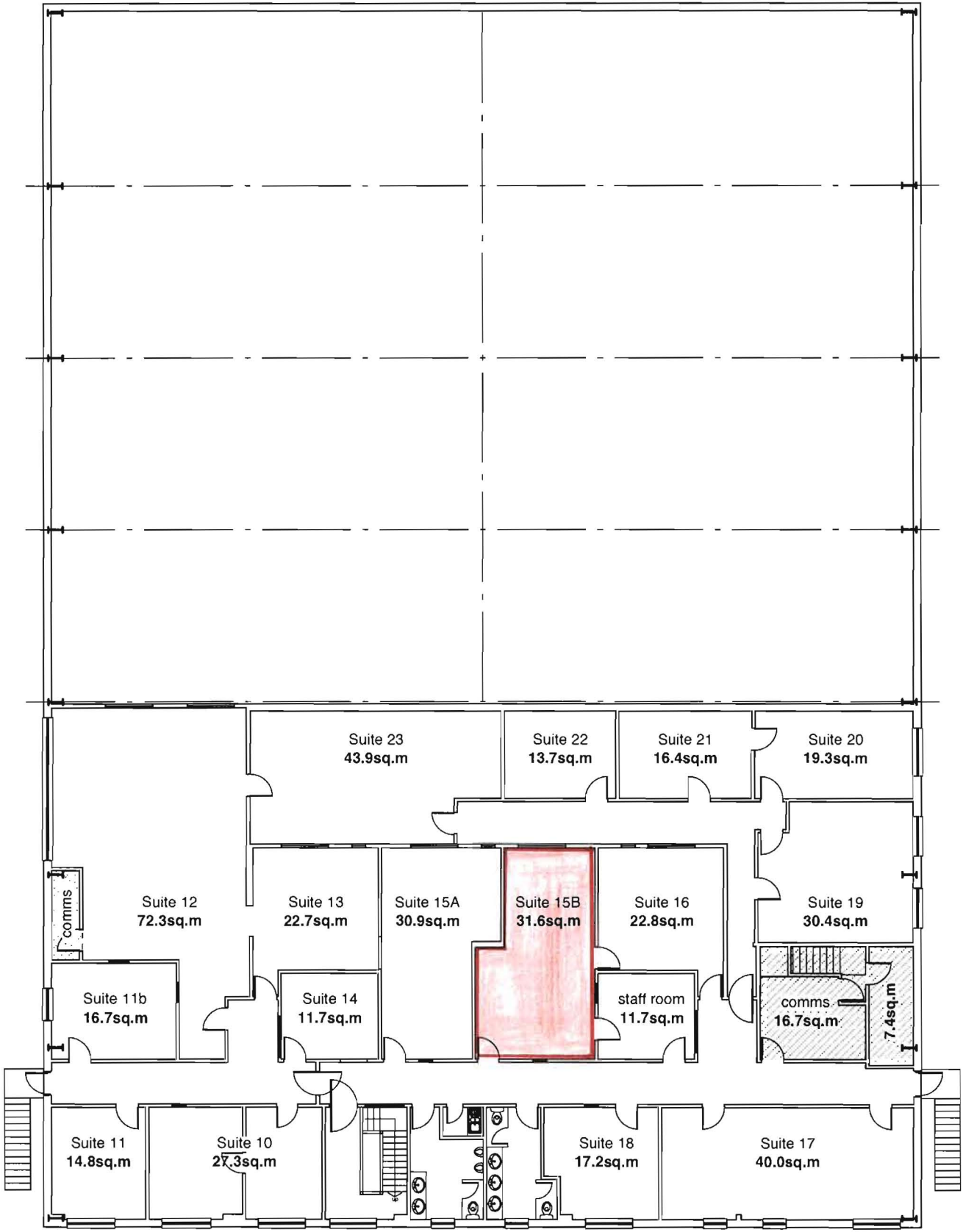
The rental sought is £5,208 Pa (£434 per month) and VAT is not currently charged on the rental.

#### **ENTRY**

The subjects are available for early occupation.

**VIEWING Viewing arrangements may be made by contacting Roy Munro at Morrigh 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

Morrigh House  
20 Davidson Drive  
Invergordon