

TO LET

PROPOSED OFFICE DEVELOPMENT

ADJACENT TO CORRIE LODGE, MILLBURN ROAD, INVERNESS, IV2 3TP



- NEW DEVELOPMENT
- OPEN PLAN OFFICES FROM 1,819 FT² TO 4,101 FT²
- 20 EXCLUSIVE CAR PARKING SPACES
- HIGH PROFILE LOCATION

- CLOSE TO CITY CENTRE & TRUNK ROAD LINKS
- ESTABLISHED OFFICE LOCATION
- RENT FROM £29,000 - £65,500 PER ANNUM

VIEWING & FURTHER INFORMATION:

Enquiries should be directed to:

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LOCATION

The subjects will occupy one of the most prominent roadside sites in Inverness with frontage on to Old Perth Road (B9006) close to the Millburn Road Roundabout. The A9 and A96 interchange lies approximately 0.3 miles east of the subjects whilst the city centre is approximately 1 mile to the west. It uniquely offers ease of access to the city centre and trunk road links.

The site lies within the grounds of Corrie Lodge which is a multi-occupied office building let to Compass Building & Construction Services and MacDonald Partnership.

DESCRIPTION

Upon completion, the subjects will comprise a standalone office building providing Grade A office accommodation arranged over ground and first floors. The accommodation will provide open plan floor plates finished to a high standard. The internal specification will include raised access flooring, suspended acoustic tiled ceilings incorporating LG7 sensor lighting, comfort cooling and passenger lift. There will be communal ladies and gents toilets plus disabled toilet with shower facilities.

ACCOMMODATION

The target net internal areas are as follows:

Ground Floor	169 sq m	(1,819 sq ft)
First Floor	212 sq m	(2,282 sq ft)
Total	381 sq m	(4,101 sq ft)

The development is available as a whole or on a floor by floor basis. The building will benefit from 20 designated car parking spaces, which provides a generous ratio of 1:205 ft².

RATEABLE VALUE

This will be assessed upon Practical Completion.

PLANNING

The subjects will benefit from a Class 4 (Business) consent within the terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Alternative uses may be suitable subject to local authority approval.

ENTRY

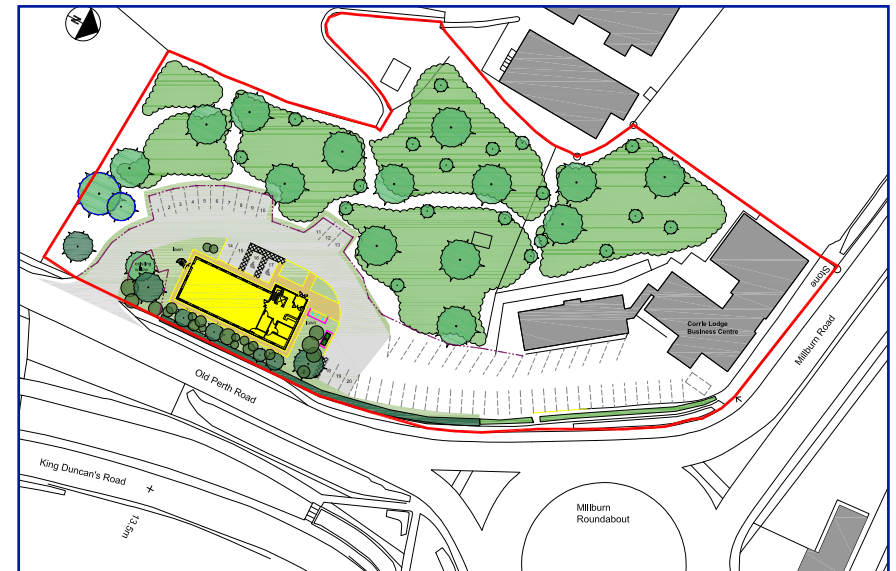
Entry is available upon Practical Completion with construction triggered on a pre-let basis. Planning Permission and Building Warrant have been obtained. We anticipate a 6-month build period.

QUOTING TERMS

The subjects are available To Let as a whole or on a floor by floor basis on a minimum 10-year Full Repairing & Insuring Lease. The entire space is available at a rental of £65,500 per annum or on a multi-let basis as follows: Ground Floor - £29,000 per annum; First Floor - £36,500 per annum.

VAT

All prices quoted are exclusive of VAT which will be added at the prevailing rate.



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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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November 2015