



TO LET/FOR SALE

HIGH SPECIFICATION
FIRST FLOOR OFFICE SUITE

**HAZEL HOUSE
STONEYFIELD BUSINESS PARK
INVERNESS, IV2 7PA**

- EXTENDS TO 270.99M² (2,917FT²)
- PREMIER BUSINESS PARK NEXT TO INVERNESS RETAIL PARK AND INVERNESS CAMPUS
- CLOSE TO A9 & A96 TRUNK ROAD LINKS
- EXCELLENT EPC RATING – BAND A
- 9 DEDICATED CAR PARKING SPACES
- RENT £48,000 PER ANNUM
- IMMEDIATE ENTRY AVAILABLE
- SALE PRICE ON APPLICATION

**BURNS
AND PARTNERS**

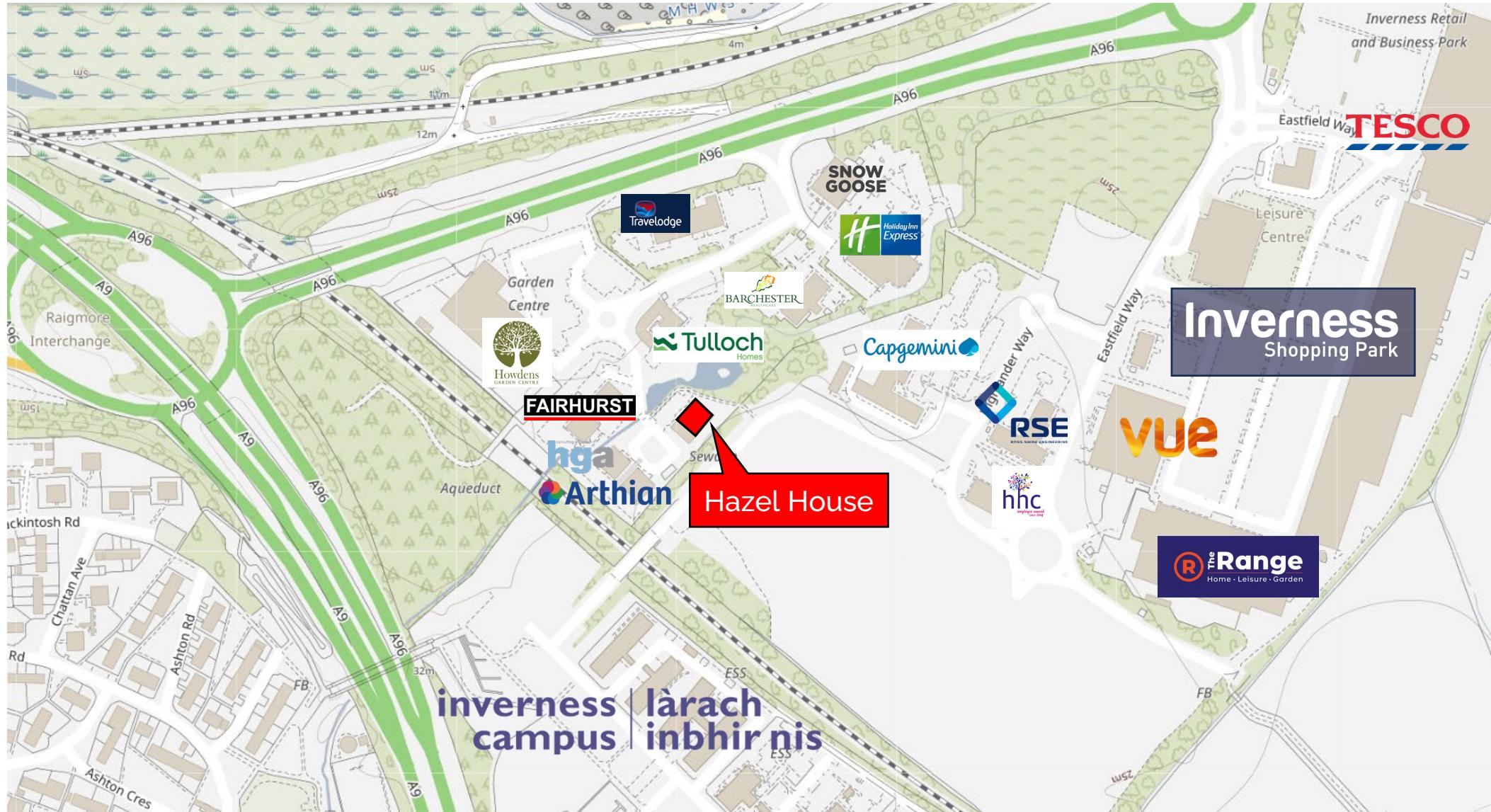


SHEPHERD
CHARTERED SURVEYORS



QUALIFIES FOR FRESH START RATES RELIEF

VIRTUAL TOUR



LOCATION

The subjects are located in Stoneyfield Business Park lying approximately 1 mile east of Inverness City Centre. The development has direct access on to the A96. Stoneyfield Business Park is well located and benefits from close provision of amenities offered at Inverness Retail Park, situated to the southeast. In addition, the Business Park is situated adjacent to the new University of the Highlands & Islands Campus. Nearby occupiers include Oasis Healthcare, Fairhurst, Arthian, Tulloch Homes, HGA, and Cap Gemini. There is also a Howdens Garden Centre, two hotels and pub/restaurant in close proximity.

DESCRIPTION

The property comprises the First Floor Suite within Hazel House which provides high quality office accommodation arranged over two floors. The specification includes the following:-

- Attractive glazed sections
- Raised access floors
- Suspended ceilings with diffused lighting
- Fully DDA compliant
- Passenger Lift to First Floor
- 9 designated parking spaces
- Established landscaped grounds

ACCOMMODATION

The First Floor Suite extends to the following approx. Net Internal Area:-

First Floor	270.99 m ²	2,917 ft ²
Total	270.99 m ²	2,917 ft ²

RATEABLE VALUE

The office suite will require to be reassessed for business rates on occupation. The property qualifies for Fresh Start Rates Relief, providing a new occupier with 100% rates relief for the first 12 months.

EPC – Band A (og). Certification available on request.





TERMS

The First Floor of the building is available To Let. Rental offers of £48,000 per annum, exclusive of VAT are sought.

Our Client's Heritable Interest in the First Floor Suite is also available to purchase on a vacant possession basis. Purchase price on application.

COSTS

Each party to pay their own legal expenses incurred. In the normal manner, the Tenant or Purchaser will be responsible for LBTT and Registration Dues, where applicable. VAT will be added at the prevailing rate.

ENTRY

Early entry is available, subject to completion of Missives.

FURTHER INFORMATION

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