

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:

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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

The offices will be constructed on a pre-let basis.

LEASE TERMS

The whole office accommodation is available To Let on the basis of new full repairing and insuring lease terms at a rental of £65,500 per annum, or 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.



CONTACT:

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