



OFFICE

NEWLY REFURBISHED | MODERN OPEN PLAN SUITES | SPACE AVAILABLE FROM 1,032 FT² TO 2,574 FT²
12 DESIGNATED PARKING SPACES (1 SPACE : 215 FT²) | EARLY ENTRY AVAILABLE | 25% SBBS RATES RELIEF (SUITE B)

RENT FROM: £16,000 PER ANNUM

TO LET

FIRST FLOOR OFFICES, 13A HARBOUR ROAD, INVERNESS, IV1 1SY

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LOCATION

Inverness is the commercial, administrative and business centre for the Highlands and Islands of Scotland. 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.

Harbour Road is a prime location within the coveted Longman Industrial Estate, which is the principal trading estate in Inverness. It is home to a number of car showrooms, bulky goods retailers, trade counter units and other light industrial operators.

13A Harbour Road occupies a very prominent site and enjoys extensive roadside frontage. The ground floor of the building is occupied by Majestic Wines. Neighbouring properties consist of a mix of commercial uses, with occupiers including Anytime Fitness, Arnold Clark, Blythswood Care and Royal Bank of Scotland.

DESCRIPTION

Two first floor office suites within a wider multi-occupied building. Modern specification, recently refurbished. Layouts can be easily configured to suit an incoming occupier's business space requirements.

The indicative floor plan overleaf shows the current configuration. Within the core, there are staff welfare facilities including a kitchen/tea prep area, along with male and female toilets. There is no passenger lift access between ground and first floors.

The office suites could be let individually or as a single entity.

The offices have suspended acoustic ceilings, large aluminum framed double glazed windows, which provide good levels of natural light. There are suspended timber floors incorporating fixed floor boxes for IT cabling. There is a gas-fired central heating system with radiators fitted throughout.

12 designated car parking spaces on-site (1 space : 215 ft²).

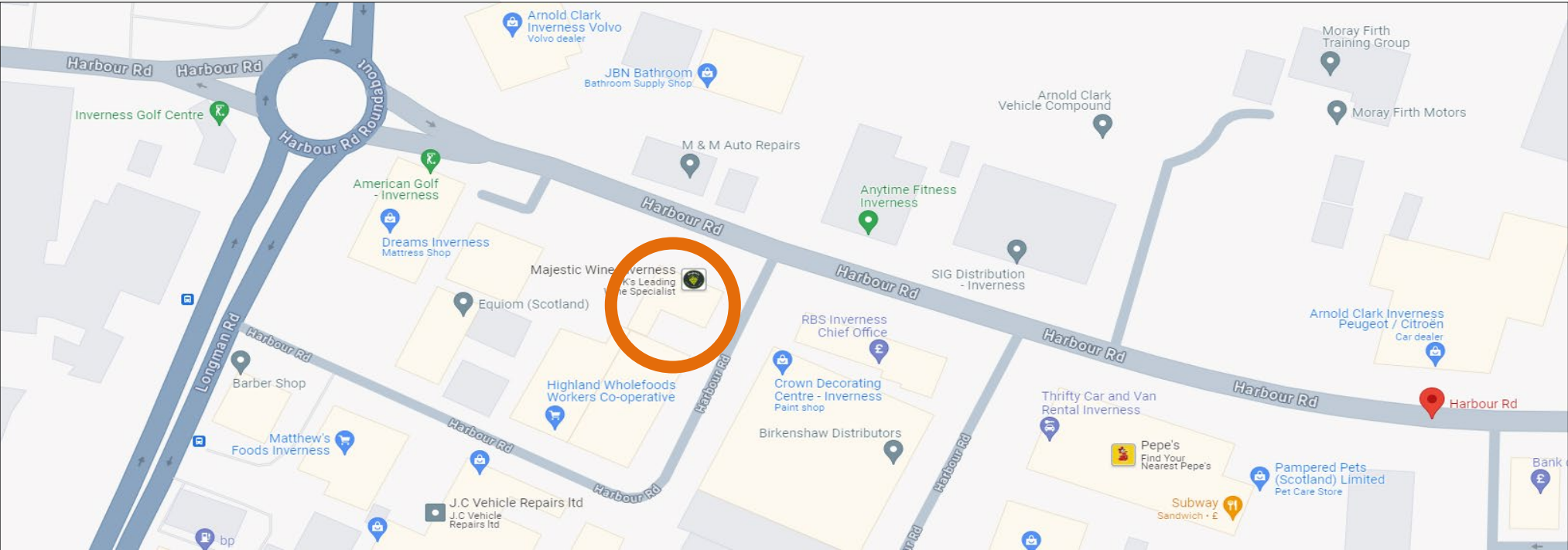
FLOOR AREAS

The approximate Net Internal Area is as follows:-

Accommodation	m ²	ft ²
Suite A	143.23	1,542
Suite B	95.92	1,032
Total:	239.15	2,574

SERVICES

The subjects benefits from main supply of water, electricity, gas and drainage.



RATEABLE VALUE

The property is listed on the Assessor's Valuation Roll as follows:

Suite A: NAV/RV - £18,000

Suite B: NAV/RV - £13,000

Suite B qualifies for 25% under the Small Business Bonus Scheme.

EPC

The property has an EPC rating of Band E. A copy of the EPC and Recommendation Report can be provided on request.

PLANNING

Class 4 (Business) of the Use Classes Order.

The property would suit a range of alternative uses, STP. Please contact the marketing agents to discuss any proposals.

SERVICE CHARGE

Service Charge apportionment TBC.

LEASE

The subjects are available "To Let" on FRI terms to be agreed.

Suite A: £22,000 per annum (exclusive of VAT).

Suite B: £16,000 per annum (exclusive of VAT).

ENTRY

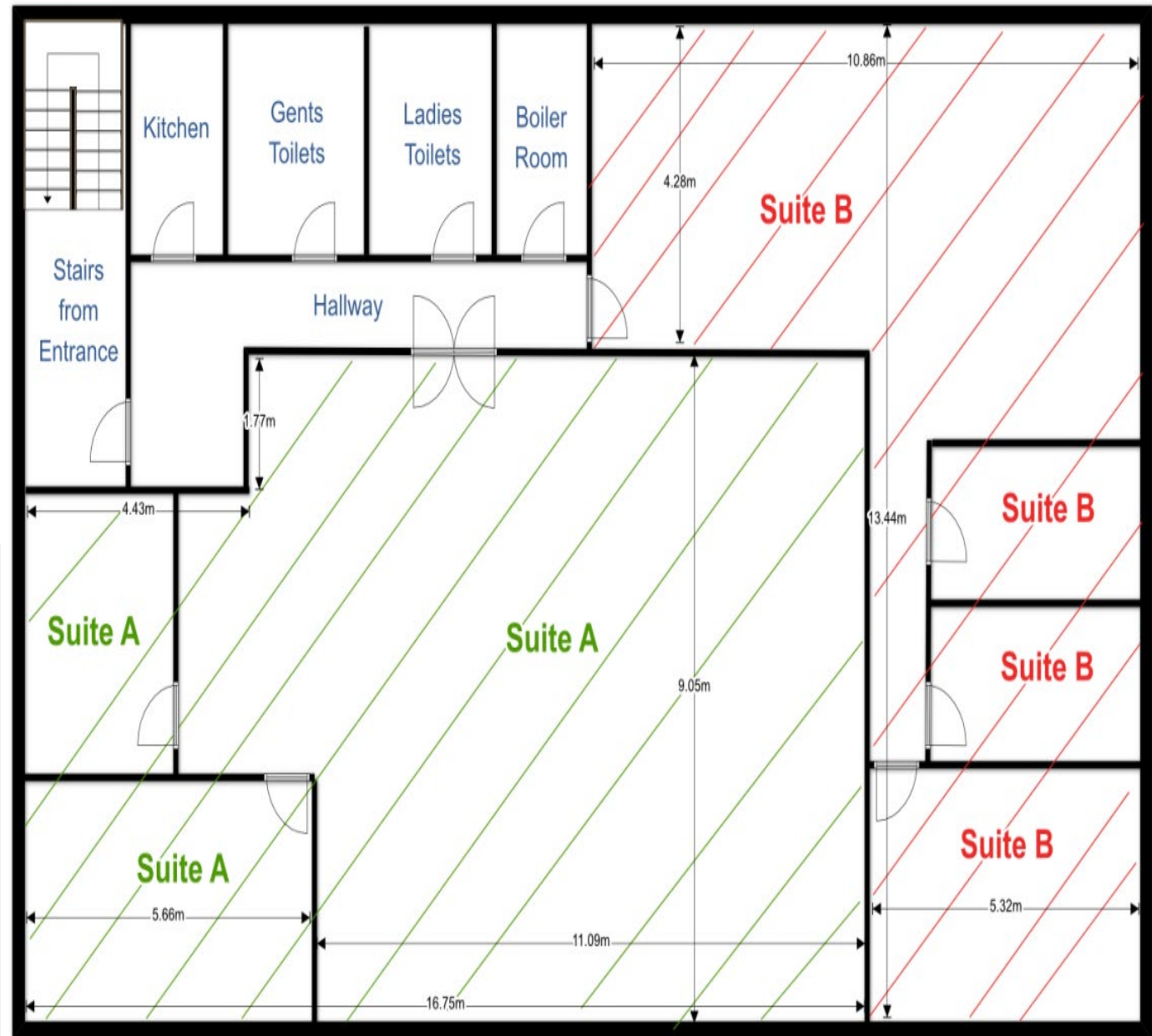
Early entry is available, subject to contract.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to any transaction.

VIDEO TOUR

[Click Here](#) for a Video Tour of the property.





SUITE A



SUITE A



SUITE B



For further information or viewing arrangements please contact the agents:

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA | Tel: 01463 712239 | E-mail: inverness@shepherd.co.uk

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