

# TO LET/FOR SALE

HIGH SPECIFICATION OFFICES

HAZEL HOUSE STONEYFIELD BUSINESS PARK INVERNESS, IV2 7PA

- EXTENDS TO 536.21 M<sup>2</sup> (5,772 FT<sup>2</sup>)
- PREMIER BUSINESS PARK NEXT TO INVERNESS RETAIL PARK AND
- **INVERNESS CAMPUS**
- CLOSE TO A9 & A96 TRUNK ROAD LINKS
- 18 DEDICATED CAR PARKING SPACES
- RENT £95,000 PER ANNUM
- EXISTING LEASE TO ABERDEEN

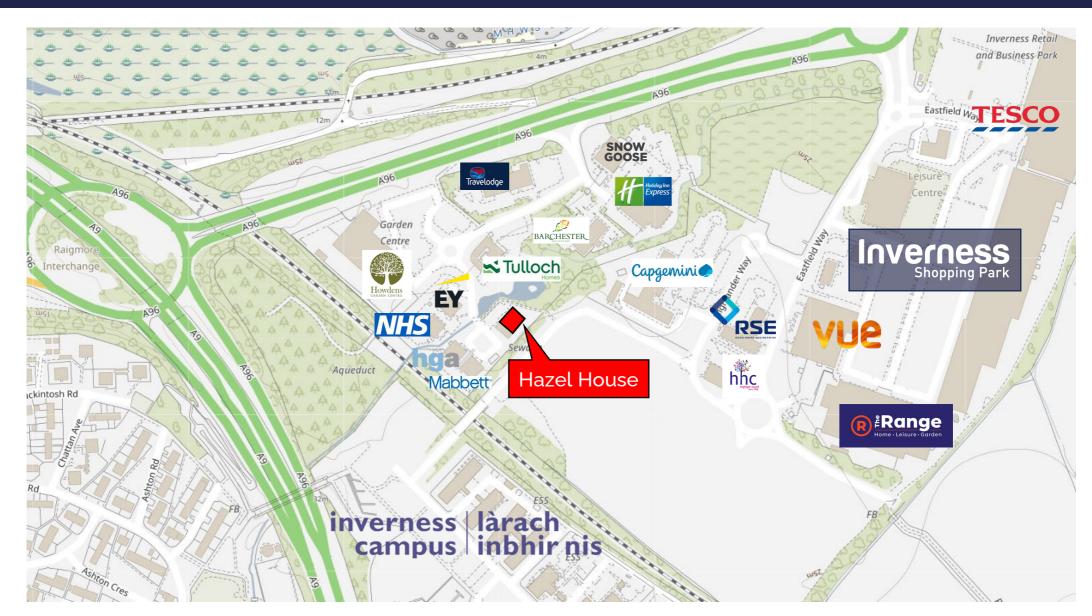
  JOURNALS EXPIRES NOVEMBER 2024
- SALE PRICE ON APPLICATION











www.shepherd.co.uk www.bap.co.uk





# **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 Ag6. 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, NHS Highland, Ernst & Young, Mabbet, Tulloch Homes and Cap Gemini. There is also a Howdens Garden Centre, two hotels and pub/restaurant in close proximity.

### **DESCRIPTION**

Hazel House provides high quality office accommodation arranged over two floors. The specification includes the following:-

- Attractive glazed entrance and first floor
- > Raised access floors
- Suspended ceilings with diffused lighting
- > Fully DDA compliant
- Passenger lift
- > 18 designated parking spaces
- > Established landscaped grounds

### **ACCOMMODATION**

The approximate Net Internal Area is as follows:

Ground Floor	265.22 m <sup>2</sup>	2855 ft <sup>2</sup>
First Floor	270.99 m²	2917 ft <sup>2</sup>
Total	536.21 m <sup>2</sup>	5,772 ft²

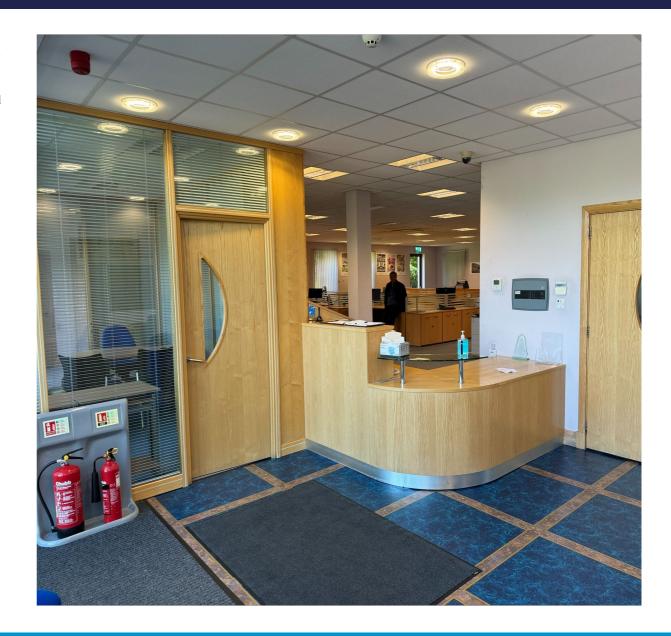
Consideration may be given to letting on a floor by floor basis.

## **RATEABLE VALUE**

The property is listed in the Valuation Roll at NAV/RV £90,000.

## **EPC**

Available on request.



www.shepherd.co.uk www.bap.co.uk





## **EXISTING LEASE**

The property is subject to an existing lease to Aberdeen Journals Ltd. The lease is due to expire on the 28th November 2024 and at the time of preparing these particulars it is the intention of Aberdeen Journals to relocated to alternative premises. The current rent is £92,500 per annum.

## **TERMS**

The property is available To Let. Rental offers of £95,000 per annum are sought for the entire building.

Purchase price on application. A purchase with the existing lease in place is expected to attract Transfer of a Going Concern (TOGC) treatment by HMRC.

### **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**

Entry is available Q4 2024.

## **FURTHER INFORMATION**

For further information please contact:

Chris Paterson Neil Calder t: 0131 2284466 t: 01463 712239

e: cp@bap.co.uk e: n.calder@shepherd.co.uk

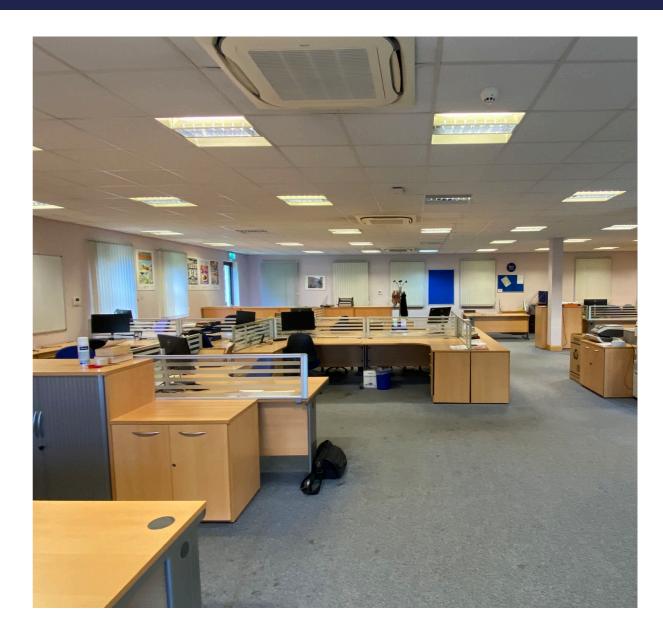
www.bap.co.uk www.shepherd.co.uk

Burns and Partners Shepherd Surveyors

25 Rutland Square Mulberry House, 39/41 Harbour Road

Edinburgh, EH1 2BW Inverness, IV1 1UA

DISCLAIMER. The Agents for themselves and for their client give notice that: (1) These particulars are set out as a general outline for guidance of intended purchasers or tenants and do not constitute any part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (3) No persons in the employment of the Agents has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date: June 2024



www.shepherd.co.uk www.bap.co.uk