

# TO LET

## OFFICE

First Floor Suite

Floor Area: 91 m<sup>2</sup> (982 ft<sup>2</sup>)

4no. Car Parking Spaces

Qualifies for 100% Rates Relief

May Suit Various Uses, STP

Easy access to Main Road Network

Rent £9,500 per annum

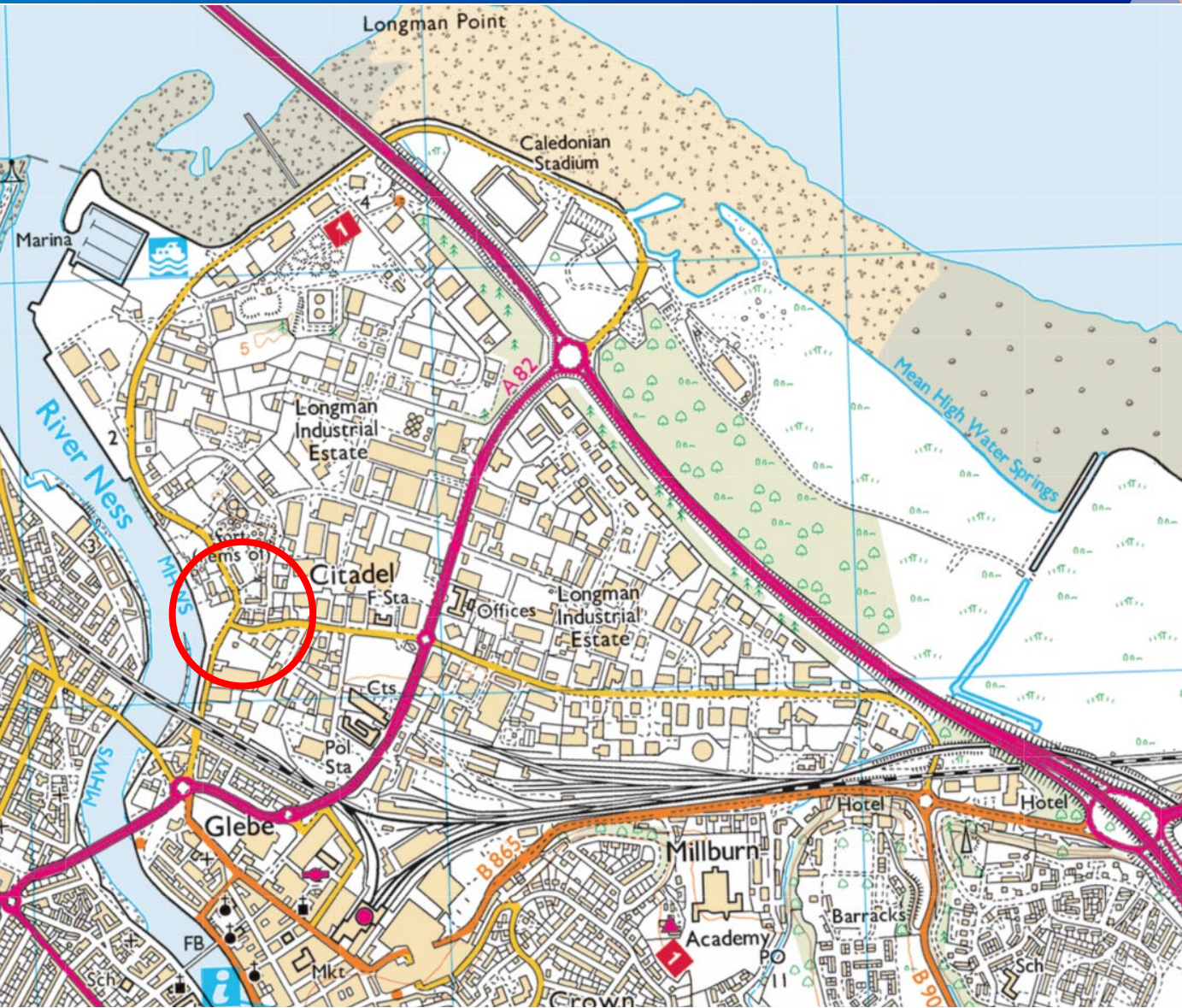


WHAT 3 WORDS

**FIRST FLOOR LEFT, 1 CROMWELL ROAD, INVERNESS, IV1 1SX**

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**First Floor Office**  
**1 Cromwell Road, Inverness**



FIND ON GOOGLE MAPS

**Location**

Inverness is the commercial, administrative and business centre for the Highlands and Islands of Scotland. The city is one of the fastest growing in Europe with a resident population of over 65,000 people and a catchment area of approximately 350,000 people. 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. The subjects are located on Cromwell Road at its junction with Lotland Place within the Longman Industrial Estate of Inverness, which is the prime business area of the city.

**Description**

The subjects comprise a first floor office suite accessed via a common stairwell within an attached building within a site providing ample car parking. 4 on-site spaces will be dedicated to the subjects. The space comprises mainly open plan space with a partitioned area to the rear. There is a staff tea-prep within the space. Fluorescent strip lighting and wall mounted electric heating is fitted throughout. Toilet facilities are provided on the common first stair landing.

**Service Charge**

A service charge budget is in place to cover the upkeep of the common areas of the building – details are available on request.

**Rateable Value**

NAV/RV: £9,000. Qualifies for 100% Small Business Bonus Scheme rates relief.

**EPC** - Details available on request.

**Lease Terms**

The property is available To Let on flexible Lease terms at a rental of £9,500 per annum, exclusive of VAT.

**Legal Costs/VAT**

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





## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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