



DEVELOPMENT OPPORTUNITY

- > PRIME OUT OF TOWN OFFICE LOCATION
- > EXPIRED PLANNING PERMISSION FOR MODERN OFFICE PAVILION EXTENDING TO 10,000 SQ FT PLUS 48 CAR SPACES (1:208 SQ FT).
- > SUITABLE FOR A VARIETY OF USES STP
- > EASY ACCESS TO MAIN ROAD NETWORK
- > OFFERS OVER £300,000 INVITED

FOR SALE

SITE A2, CRADLEHALL BUSINESS PARK, INVERNESS, IV2 5GH

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LOCATION

Cradlehall Business Park offers occupies a premier location on the eastern side of Inverness within easy reach of all main arterial routes and the city centre. Its modern environment offers owners and occupiers a superb profile and superior business accommodation.

Occupiers already established within the business park include NHS Highland, Scottish Ambulance Service, Morgan Sindall, Johnston Carmichael, Harper Macleod LLP, Bidwells, Barclays, NFU Mutual and British Red Cross, to name a few.

Cradlehall lies close to the new University of the Highlands and Islands Campus which opened its door to students in 2015 and represents a £50 million investment. Known as the Beechwood Education and Research Campus, the 215 acre site is a development by Highlands and Islands Enterprise and also includes the Scottish Agricultural College and a Health Science Centre.

As part of the Scottish Government’s commitment within the £315 million Inverness and Highland City-Region Deal, plans are being progressed for the new East Link road which will connect the A9 to the A96 between Inshes and Smithton to the east of Inverness. The new carriageway and improved junctions will ease congestion at Inshes and provide improved connectivity for Cradlehall Business Park.

DESCRIPTION

The subjects comprise a generally level development extending to circa 0.89 acres set within Phase 2 of the well established Cradlehall Business Park. The access road, shared with Johnston Carmichael has been formed.



SERVICES

Mains services including electricity, water and drainage are available. The purchaser should satisfy themselves on all servicing provision.

PLANNING

Full Planning Permission was granted in March 2010 for the construction of a 2-storey modern office pavilion, providing circa 10,000 sq ft of net floor space plus car parking for approximately 48 cars (1:208 sq ft).

Planning Reference: 10/00082/FUL refers and can be viewed on The Highland Council Planning Portal using the following link:

<https://wam.highland.gov.uk/wam/applicationDetails.do?keyVal=KXJ5U1IH7R000&activeTab=summary>

This Planning Permission has now lapsed, however, it could be reinstated or alternatively the site would be suitable for a range of alternative uses subject to planning.

RATEABLE VALUE

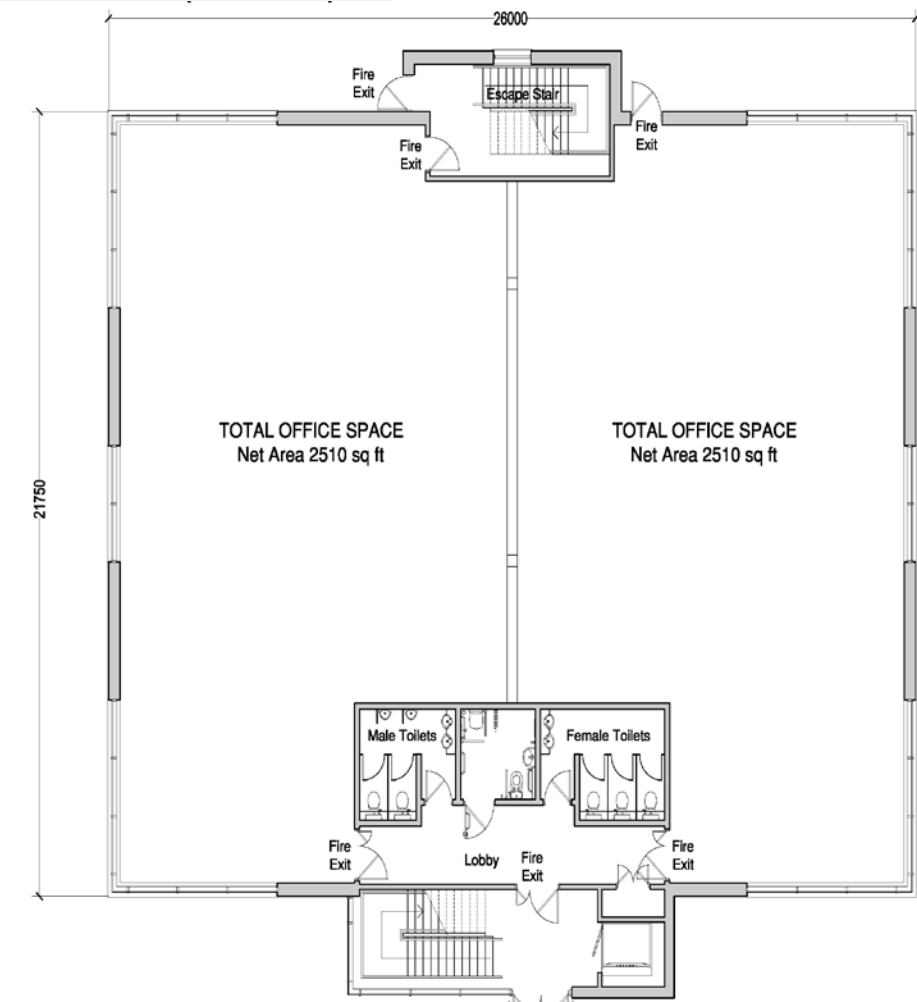
Any development will require to be assessed for rating purposes on completion and occupation.

PLANS, AREAS & SCHEDULES

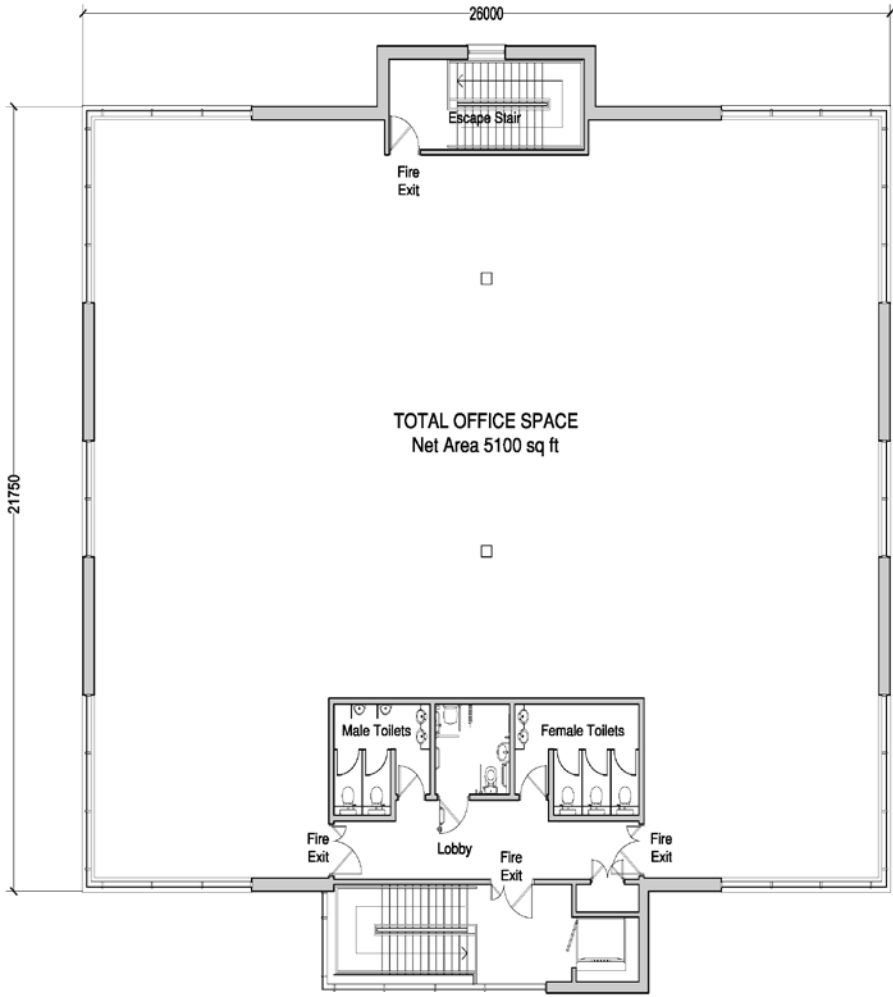
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Selling Agents and, by submitting an offer for the subjects the purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mistake, in the plans or schedules attached to these particulars shall not annul the sale or entitle either party to compensation in respect thereof.



**INDICATIVE FLOOR LAYOUT PLANS –
OFFICE PAVILION**



Ground Floor Plan as Proposed



First Floor Plan as Proposed

2-STOREY OFFICE PAVILION - INDICATIVE ELEVATION VISUALS



SERVICE CHARGE

There is currently a small service charge payable in respect of maintenance, repair and upkeep to the common parts of the development. Further information is available on request.

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

TENURE

Heritable (Scottish equivalent of Freehold).

SALE

Our Client’s heritable interest in the property is available for sale with offers over £300,000, exclusive of VAT invited.

LEGAL COSTS

Each party to pay their own legal costs. The purchaser will be responsible for any LBTT, Registration Dues and VAT.

VAT

This will be payable on the purchase price.



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

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