



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

Ness Mews
Ardross Place
Inverness

IV3 5BY

Tel 01463 718719
Fax 01463 710712

TO LET

NEW OFFICE SPACE

High specification office accommodation contained within a pavilion style building extending with floor area of 10,000 ft² to 15,000 ft².

Available for entry Late 2017

BUILDING A2 CRADLEHALL BUSINESS PARK INVERNESS



VISUALISATION

www.gs-cs.co.uk

CRADLEHALL BUSINESS PARK

Cradlehall Business Park is situated on the eastern side of Inverness and enjoys easy access to the A9 and trunk road network. Its modern environment offers occupiers a superb profile with superior business accommodation finished to a high specification. Phase 1 was built in 2004 and Phase 2 expansion works were completed in 2007, together they provide circa 48,500 sq ft of prime office accommodation. Good accessibility combined with a peaceful and well maintained environment make Cradlehall Business Park an inspiring place for business to prosper.

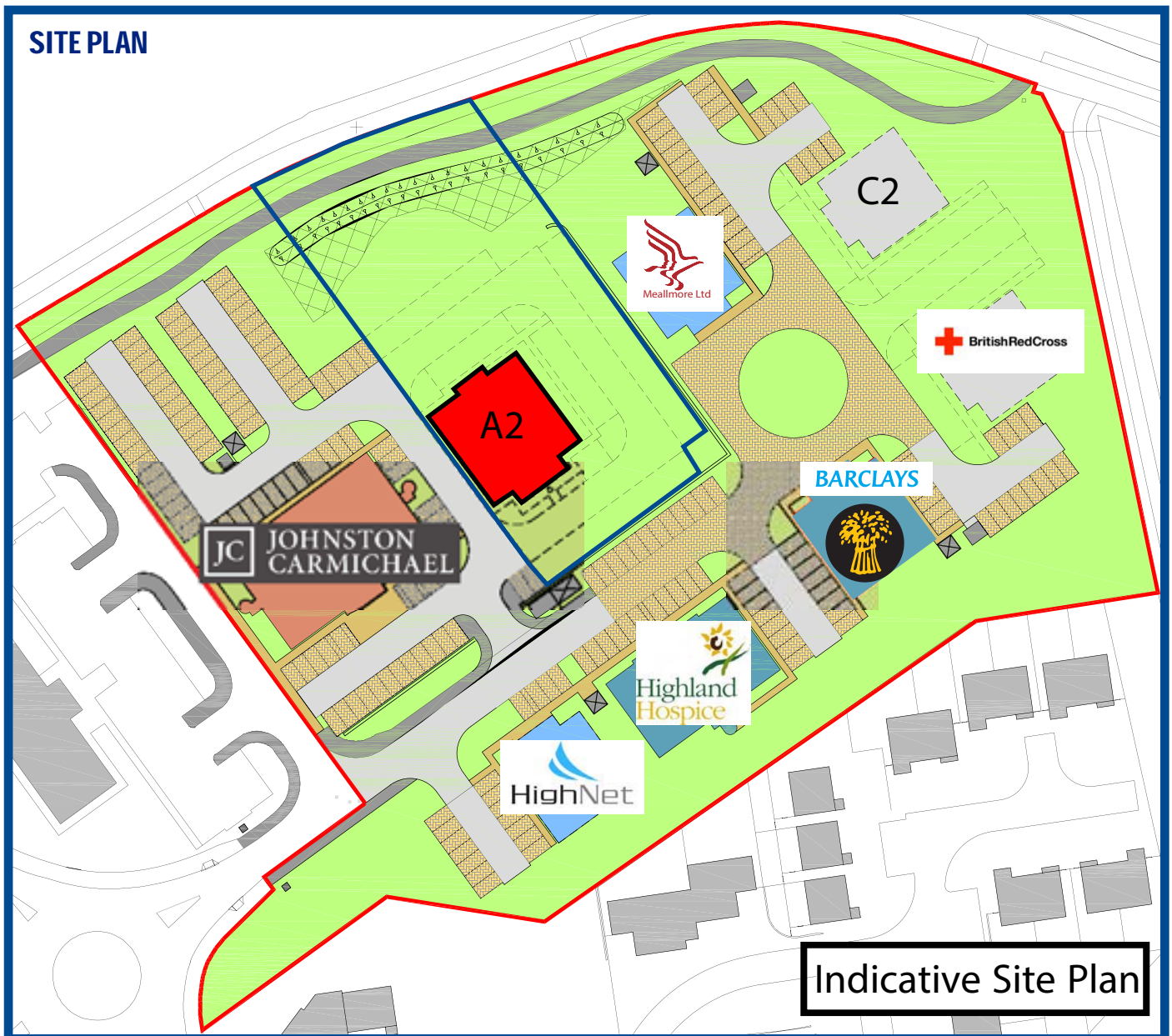
The Business Park also benefits from lying within close proximity to the Inverness Campus at Beechwood which accommodates both the UHI and Inverness College.

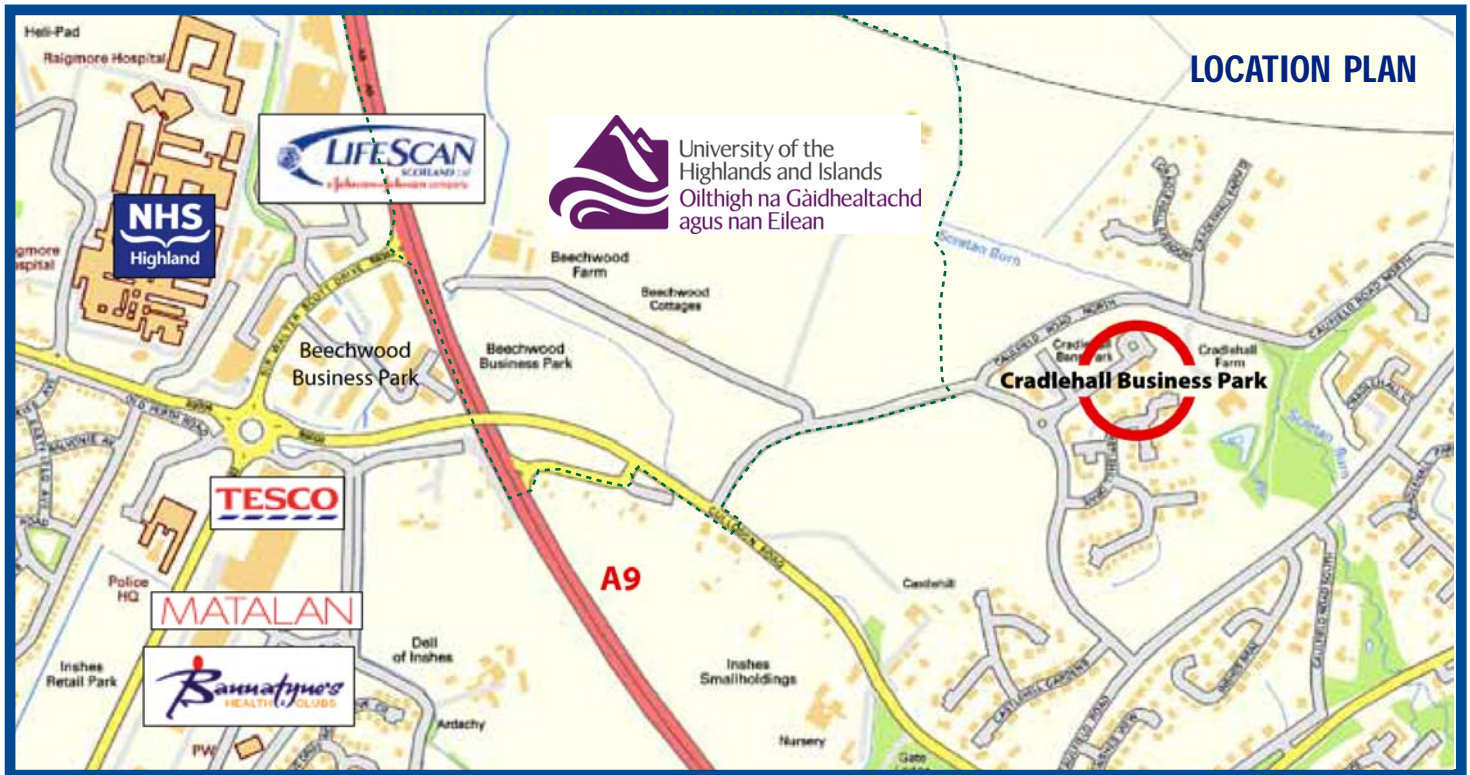
INVERNESS

Inverness is the commercial and administrative centre for the Highlands of Scotland, known as the "Capital of the Highlands". It is one of the fastest growing cities in the UK with a resident population in excess of 65,000. Inverness is predominately service driven and The Highland Council, Scottish Natural Heritage, NHS Highland, Highlands and Islands Enterprise and the Crofters Commission all have headquarters in the city. The city is served by an excellent transport infrastructure which includes a regional airport with direct flights, a mainline railway and bus station, together with good trunk road links south and throughout the region.

NEIGHBOURS

The Business Park is well established and includes many high calibre occupiers including The Red Cross, Barclays Bank, NFU Mutual, Johnson & Carmichael Chartered Accountants, Highland Hospice, Harper MacLeod Solicitors and the Driving Standard Agency.





THE DEVELOPMENT

Upon completion, the subjects will comprise a detached three storey office building extending to approximately 930 m² (10,000 ft²). The location of the building known as A2 is shown outlined in red on the Site Plan. The building will be completed to a pavilion style and finished to a high specification. The net internal floor area of each floor shall extend to approximately 310 m² (3,335 sq ft). The subjects will additionally have the benefit of designated car parking spaces. A tenant fit out can also be provided.

LEASE TERMS

The subjects are available to let on the basis of new full repairing and insuring lease terms. Please contact the marketing agents for rental prices.

RATEABLE VALUE

The respective Rateable Values will require to be assessed upon occupation by Highland and Islands Valuation Joint Board. Indicative Rateable Values can be provided upon request.

SPECIFICATION

- Open plan flexible floor plates
- 150mm raised access floors
- Suspended ceilings incorporating LG7 lighting
- Integrated air conditioning/comfort cooling
- Platform lifts
- Allocated car parking
- Cycle parking

LEGAL COSTS

In the normal manner, an incoming tenant will be responsible for our client's reasonably incurred legal costs together with Stamp Duty Land Tax, registration dues and VAT.

ENTRY

Entry by agreement, as of the current date earliest available entry would be late 2017.

FURTHER INFORMATION

For further information and viewing arrangements please contact the sole agents Grant Stewart, Chartered Surveyors:-

Contact: Grant Stewart

Email: gs@gs-cs.co.uk

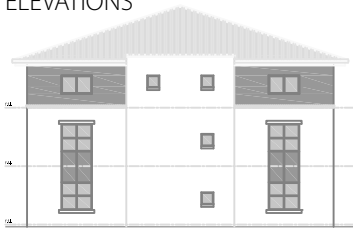
Tel: 01463 718719 | Fax: 01463 710712

Web: www.gs-cs.co.uk

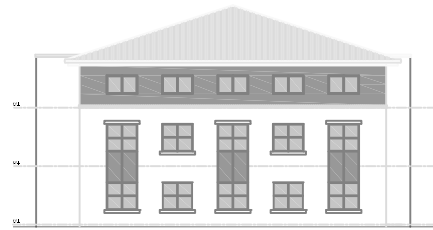
Grant Stewart, Chartered Surveyors,
Ness Mews, Ardrross Place, Inverness, IV3 5BY



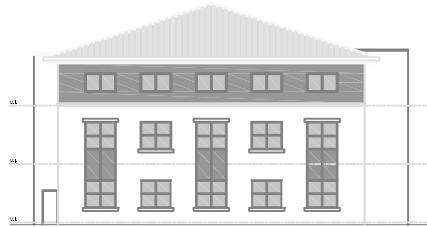
FLOOR PLANS & ELEVATIONS



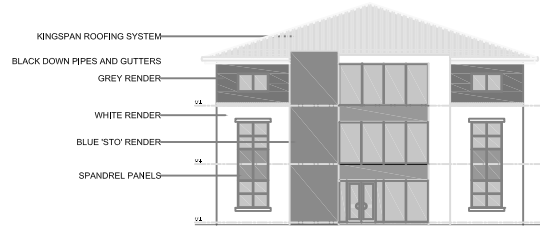
REAR ELEVATION



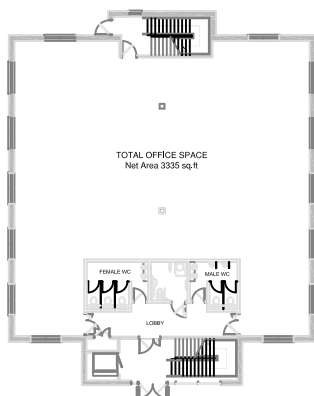
SIDE ELEVATION



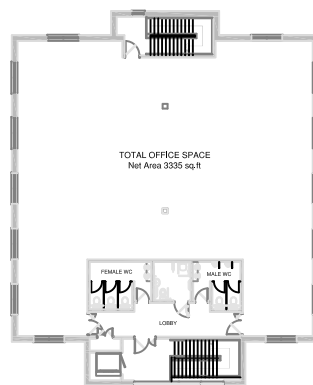
SIDE ELEVATION



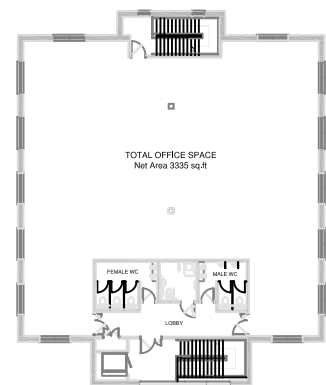
FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



INDICATIVE FLOOR LAYOUT

Disclaimer Messrs Grant Stewart CS Ltd for themselves and for their client whose agent they are give notice that: (1) These particulars are set out as a general outline for the 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 fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart CS Ltd 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.

Date of publication:- May 2016