



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

MODERN OPEN PLAN OFFICE PREMISES

- PRIMELY LOCATED WITHIN STONEYFIELD BUSINESS PARK
- GROUND FLOOR ACCOMODATION, EXTENDING TO 119.1 m² (1,282 ft²)
- NEIGHBOURS INCLUDE - TULLOCH HOLMES, OASIS DENTAL CARE, ERNST & YOUNG LLP



TO LET

**SUITE 1, WILLOW HOUSE
STONEYFIELD BUSINESS PARK
INVERNESS, IV2 7PA**

RENT £19,995 PER ANNUM

LOCATION

Inverness is the commercial and administrative centre for the Highlands of Scotland with a resident population in excess of 65,000. The city has a potential catchment population of 350,000 and is a popular tourist destination. The premises occupy a prominent position within Stoneyfield Business Park. Neighbours include: Tulloch Homes, Oasis Dental Care and Ernst & Young LLP.

DESCRIPTION

The subjects comprise a Ground Floor open plan office within a modern, pavillion style two storey office building.

RATEABLE VALUE

The property is currently entered in the Valuation Roll with a rateable value of £20,000.

ACCOMODATION

We calculate that the property extends to the following approximate floor areas:-

SERVICES

Mains water, gas and electricity services are connected to the property. Drainage is to the main sewer.

Office 1	12.18 M ²	131 FT ²
Office 2	17.03 M ²	183 FT ²
Meeting Room	15.67 M ²	169 FT ²
Kitchen	3.86 M ²	42 FT ²
GIA	119.01 M ²	1,282 FT ²

DATE OF ENTRY

Immediate entry, subject to completion of legal missives.

LEASE TERMS

The subjects are available To Let on terms to be agreed at a rental of £19,995 per annum, exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the occupier being responsible for the cost of LBTT, registration dues and any VAT thereon.

VAT

All prices quoted are exclusive of VAT which may be added at the prevailing rate. where applicable.

VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact the sole agents Grant Stewart Chartered Surveyors:-

Grant Stewart
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