



# Grant Stewart

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

## MODERN OPEN PLAN OFFICE PREMISES

- PRIMELY LOCATED WITHIN STONEYFIELD BUSINESS PARK
- GROUND FLOOR ACCOMMODATION, EXTENDING TO 119.1 m<sup>2</sup> (1,282 ft<sup>2</sup>)
- 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 £17,750. The uniform business rate for commercial premises in Scotland is 48.4p in the pound for the financial year 2016/17 for rateable values under £35,000, excluding water and sewerage charges.

**ENERGY PERFORMANCE CERTIFICATE**

The Property has a current Building Energy Performance rating of F.

**ACCOMMODATION**

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

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

**SERVICES**

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

**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 joint agents Grant Stewart Chartered Surveyors or Shepherd Chartered Surveyors:-

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