Tel. 01463 718719 www.gs-cs.co.uk





Grant Stewart

Chartered Surveyors | Estate Agents

DEVELOPMENT CONSULTANTS

MODERN FIRST FLOOR OFFICE SUITE

- FIRST FLOOR ACCOMMODATION, EXTENDING TO 120m² (1,290ft²)
- 4 DESIGNATED CAR PARKING SPACES
- RENTAL INCENTIVES AVAILABLE

TO LET

FIRST FLOOR LEFT 38 LONGMAN DRIVE, INVERNESS IV1 1SU

RENT

£17,000 PER ANNUM

LOCATION

Inverness is the commercial and business centre for the Highlands of Scotland and is the focal point for a diversifying and expanding range of businesses and services. The subjects have excellent accessibility to main routes such as the A9/A96 Trunk Road networks and enjoy easy access to Inverness City Centre and Inverness Airport. The property is situated within the expanding Longman Drive Business Area. The other occupiers within the building are Morrison Facilities Services and Pick Everard. Nearby occupiers include Transco; Shirley Project, CDMM (UK) Ltd, Wm Gray Construction Ltd, Gap Group Limited and HM Coastguard.

DESCRIPTION

The subjects comprise a modern first floor office located within a detached two storey building containing four open plan suites. The accommodation has been finished to a high standard including the following specification; perimeter trunking, electric heating, kitchen and toilets on each floor, suspended ceilings with CAT 2 (LG3) lighting, the facility to install comfort cooling and 4 designated car parking spaces.

ACCOMMODATION

The office accommodation consists of an open plan reception/office/waiting area, 2 offices, Store/Server Room and WC. The first floor benefits from lift access and shared kitchen and toilet facilities. The office layout is shown outlined in red on the adjacent floor plan. The internal floor area extends to approximately 120.0 sq m (1,290 sq ft).

RATES

The premises are listed in the current Valuation Roll with a Rateable Value of £17,000.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.

LEASE TERMS / RENT

The property is available on a new Full Repairing and Insuring Lease for a term to be agreed, subject to five yearly rent reviews. The annual rent payable shall be £17,000 plus VAT at the prevailing rate. Rental incentives are available subject to a minimum 3 year Lease Agreement.

FURTHER INFORMATION

Strictly by appointment through the sole agents:-

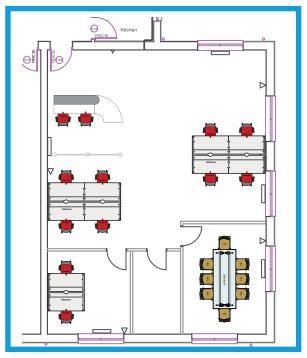
Grant Stewart | gs@gs-cs.co.uk / Willem Stewart | ws@gs-cs.co.uk
Tel: 01463 718719 | Fax: 01463 710712
Grant Stewart Chartered Surveyors,
Ness Mews, Ardross Place,
Inverness, IV3 5BY
www.gs-cs.co.uk

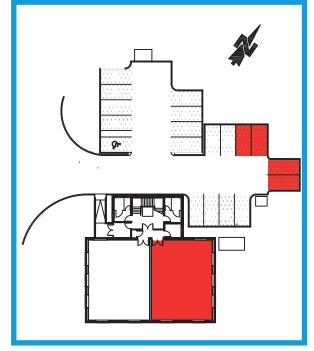












FLOOR PLAN

CAR PARK PLAN

Disclaimer: The Agents or 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.

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