



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 £19,000 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).

FURNISHINGS

The Landlord is prepared to furnish the premises along the lines of the indicitave floor plan, there will be no charge for this but the furnishings will remain in the ownership of The Landlord.

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.

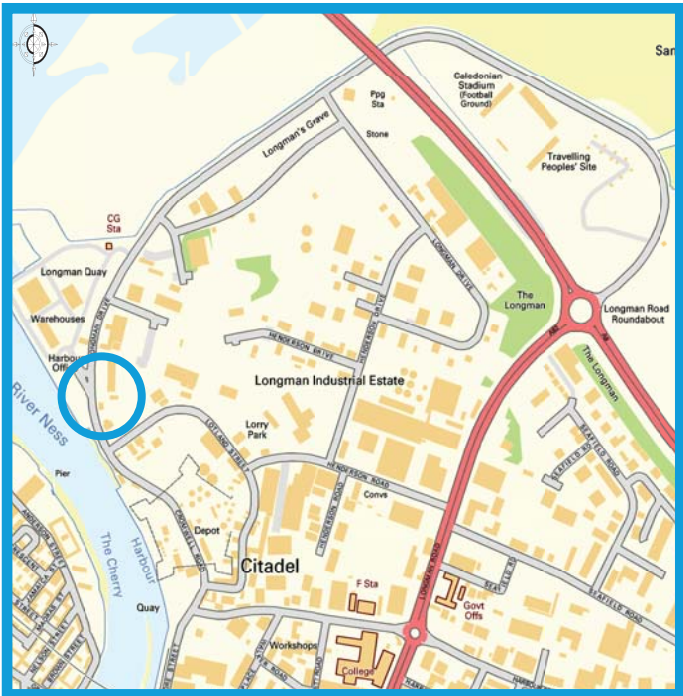
LEASE TERMS / RENT

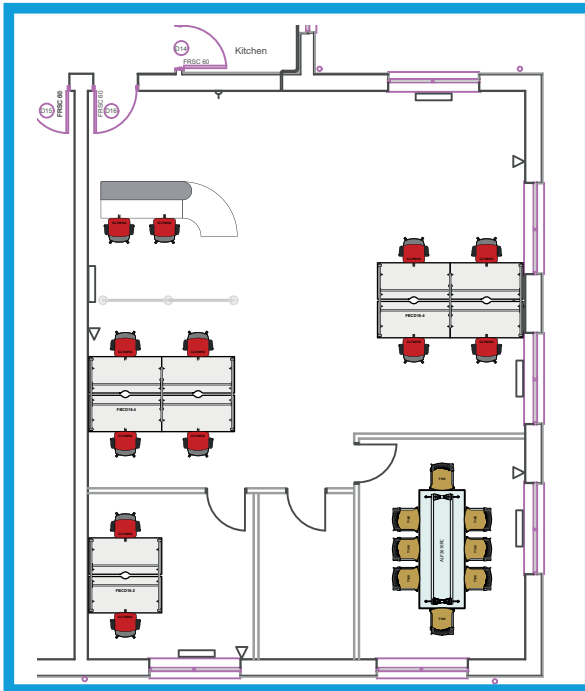
The property is available on a new Full Repairing and Insuring Lease for a term to be agreed, subject to five yearly rent reviews. The annual rent payable shall be £19,000 plus VAT at the prevailing rate. Rental incentives are available subject to a minimum 3 year Lease Agreement.

FURTHER INFORMATION

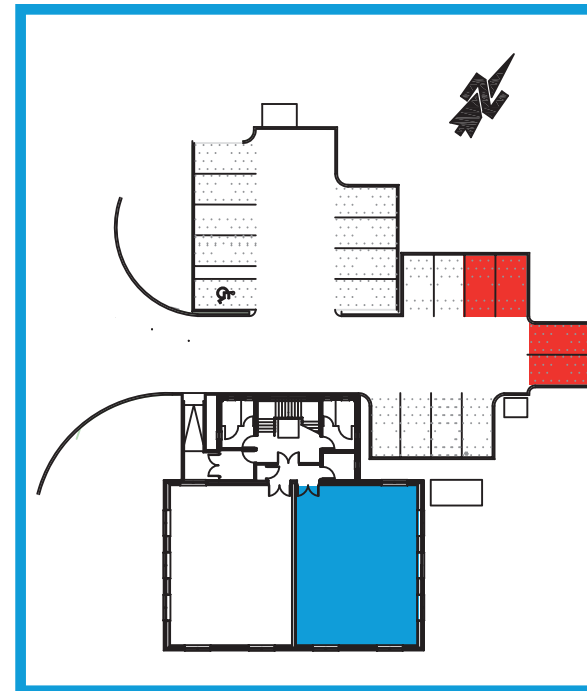
Strictly by appointment through the sole agents:-

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FLOOR PLAN



CAR PARK PLAN