

# TO LET

## NEW OFFICE SPACE

High specification office accommodation contained within a pavilion style building extending to 474 sq m (5,102 sq ft).

Office suites available from 118.5 sq m (1,275 sq ft) to a fully self contained block extending to 474 sq m (5,102 sq ft).

Building C2 Available Summer 2017



## Grant Stewart

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

Ness Mews  
Ardross Place  
Inverness

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# BUILDING C2 CRADLEHALL BUSINESS PARK INVERNESS



## 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.

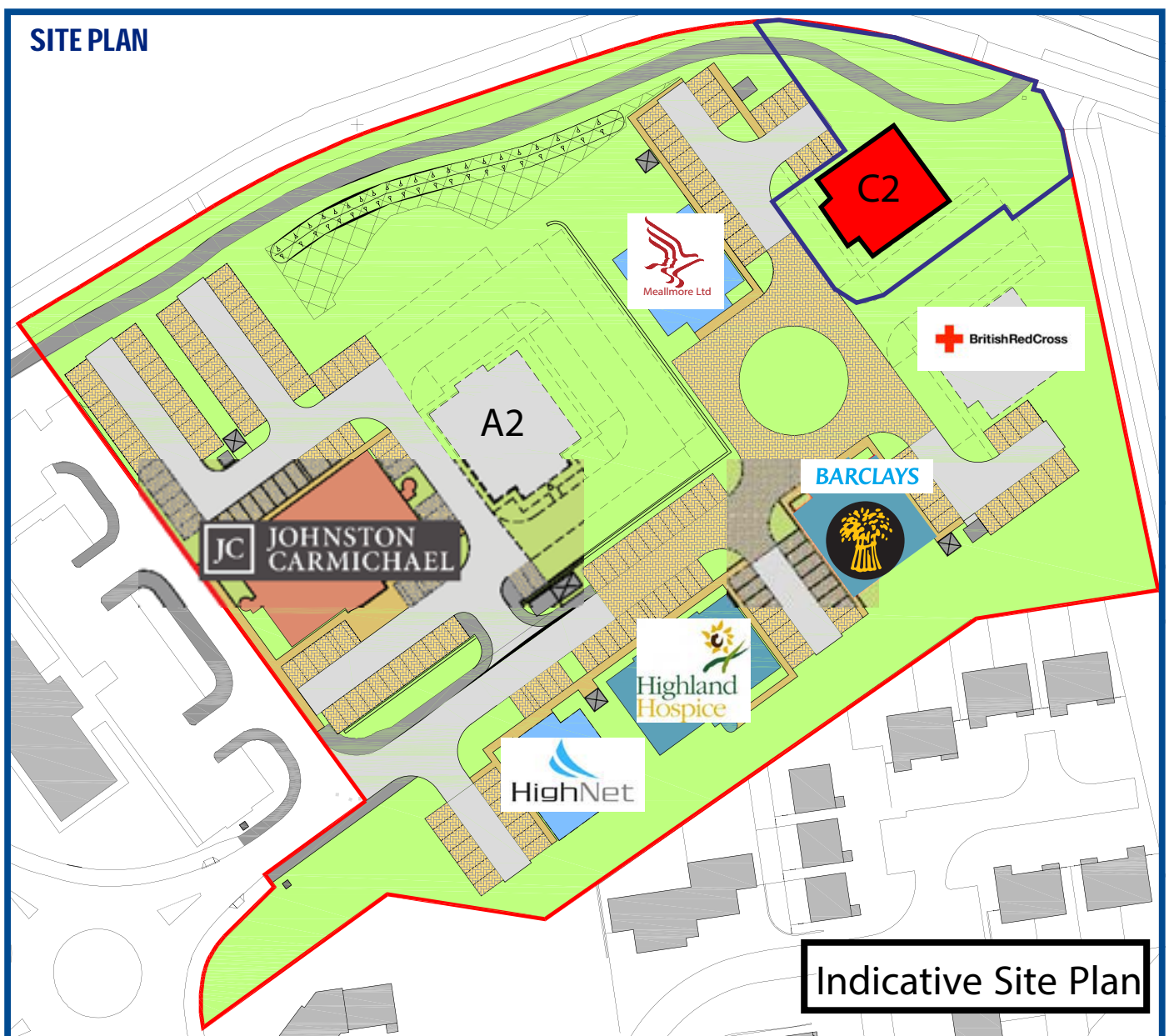
The Business Park also benefits from lying within close proximity to the Inverness Campus at Beechwood which accommodates both the UHI and Inverness College.

## INVERNESS

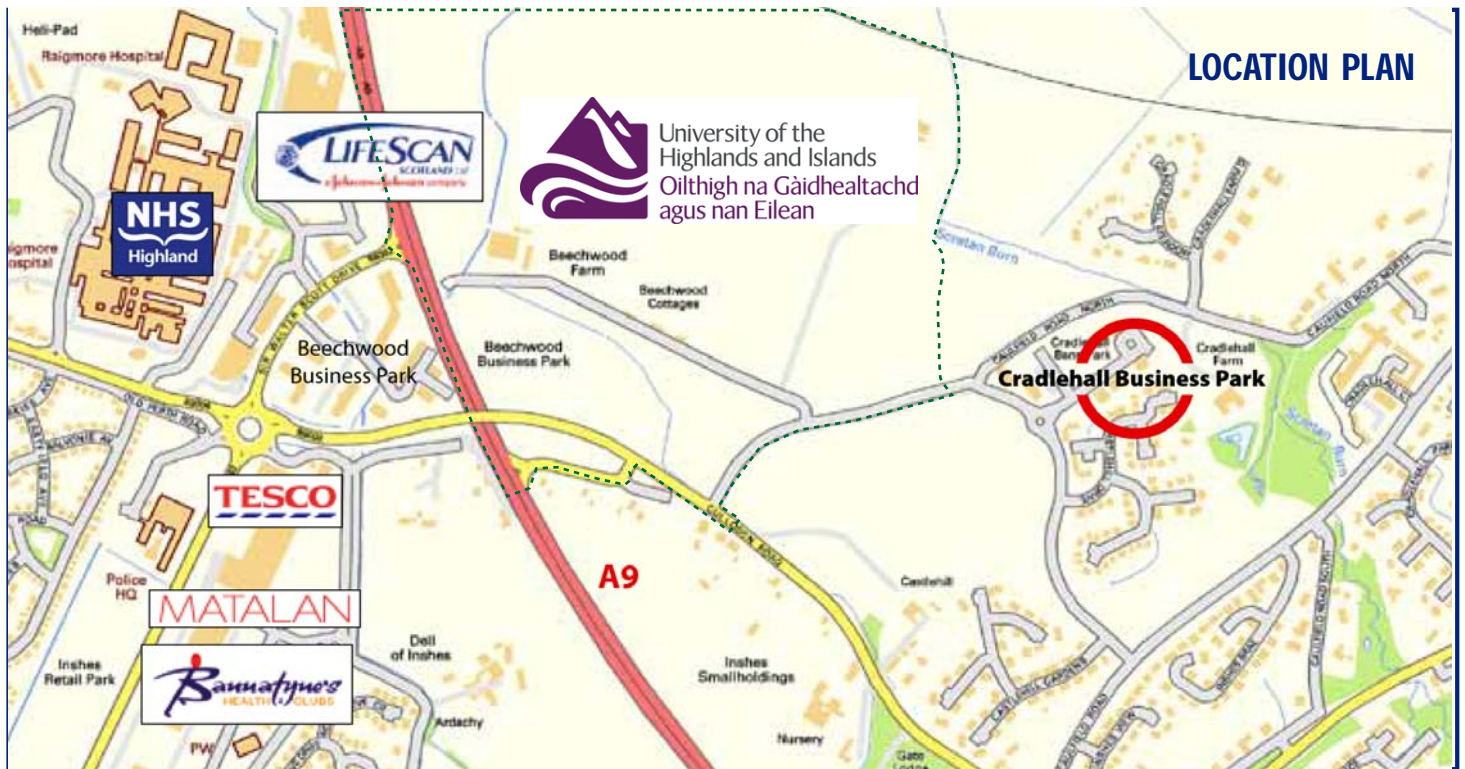
Inverness is the commercial and administrative centre for the Highlands of Scotland, known as the "Capital of the Highlands". It is one of the fastest growing cities in the UK with a resident population in excess of 65,000. Inverness is predominately service driven and The Highland Council, Scottish 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 two storey office building extending to approximately 474 sq m (5,102 sq ft). The location of the building known as C2 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 237 sq m (2,551 sq ft). Office suites will also be available from 118.5 sq m (1,275 sq ft) to fully self contained blocks extending to 474 sq m (5,102 sq ft). The subjects will have the benefit of x 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

## 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, at the current date earliest entry would be Summer 2017.

## FURTHER INFORMATION

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

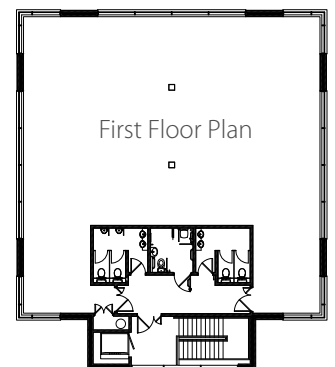
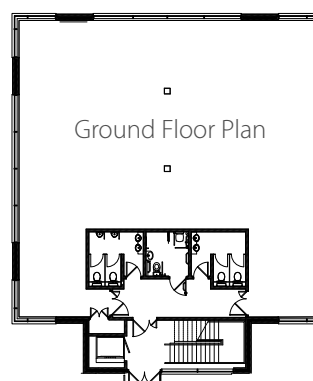
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