

# TO LET

## FIRST FLOOR OFFICE SUITES



**HOPE HOUSE, CRADLEHALL BUSINESS PARK  
INVERNESS, IV2 3XQ**  
**RENT: FROM £20,000 PER ANNUM**

- FIRST FLOOR LEFT OFFICE SUITE EXTENDING TO 116 M2 (1,250 FT2)
- FIRST FLOOR RIGHT OFFICE SUITE EXTENDING TO 116 M2 (1,250 FT2)

## LOCATION

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. It also has the biggest geographical shopping catchment area in the UK, spanning 10,000 sq miles (25,900 sq km) with a potential catchment population of 350,000. Inverness is a popular tourist destination, particularly during the summer months, giving additional income to the licensed and retail sectors. The city has its own indoor retailing centre, Eastgate Shopping Centre, which along with the High Street, is represented by national and local retailers. Inverness is also regarded as the gateway to the Highlands where it inter-connects the principal trunk roads leading to the area; the A96 Aberdeen road, the A9 Perth road and the A82 Fort William road.

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 businesses to prosper. The Business Park also benefits from lying within close proximity to the UHI Campus at Beechwood.

## DESCRIPTION

The subjects comprise the entire first floor within Hope House, a modern pavilion style office building, finished to a high specification including; comfort cooling, suspended ceilings with LG7 lighting and 150mm raised access floors. The subjects also include 13 designated car parking spaces, equating to a ratio of 1:18 sq m (1:194 sq ft).

## SERVICES

The property is connected to mains supply for electricity, gas and water, whilst drainage is to the main public sewer.

## ACCOMMODATION

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

First Floor Left Suite	116 M <sup>2</sup>	1250 FT <sup>2</sup>
First Floor Right Suite	116 M <sup>2</sup>	1250 FT <sup>2</sup>
GIA	232 M <sup>2</sup>	2500 FT <sup>2</sup>

## LEASE TERMS / RENT

The property is available on a new Full Repairing and Insuring Lease for a term to be agreed.

First Floor Left Suite - £20,000 per annum  
 First Floor Right Suite - £20,000 per annum  
 As whole - £40,000 per annum

## 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.

## RATEABLE VALUE

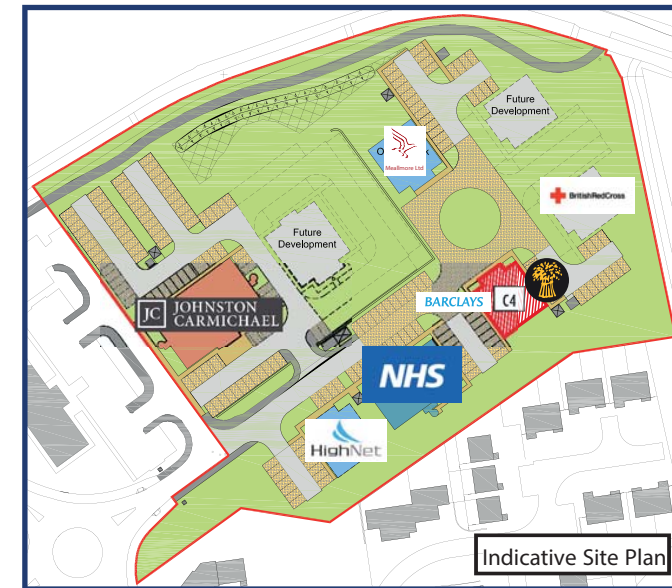
The first floor left premises are listed in the current Valuation Roll with a NAV/RV at £21,000.  
 The first floor right premises are listed in the current Valuation Roll with a NAV/RV at £20,500.  
 The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2020/2021, excluding water and sewerage charges.

## VAT

All figures are quoted exclusive of VAT, which will be added at the prevailing rate.

## FURTHER INFORMATION

For further information please contact the joint agents:-  
 Grant Stewart Chartered Surveyors / FG Burnett.



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**FG Burnett**





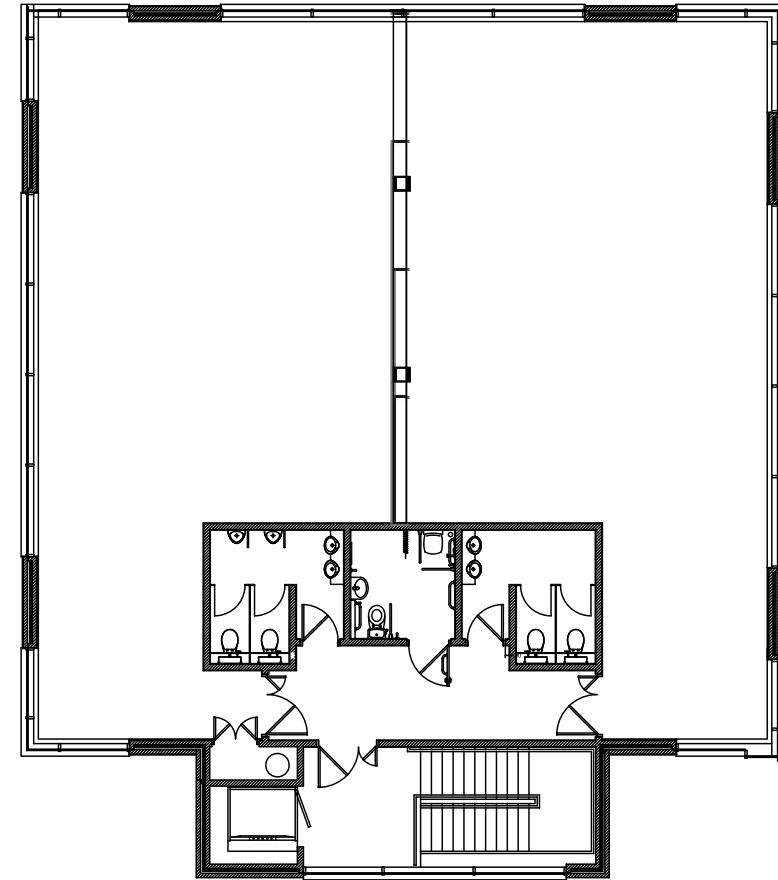


FIRST FLOOR LEFT OFFICE PREMISES



FIRST FLOOR RIGHT OFFICE PREMISES





INDICATIVE FLOOR PLAN