



New Century House, Stadium Road, Inverness, IV1 1FJ

- Total Net Internal Area - 2,323 sq.m / 25,000 sq.ft or thereby
- Asking Price / Rental - On Application
- 51 Car Parking Spaces
- Ground, First & Second Floor Office Space with Executive Suite Having an Excellent Outlook Over the Beaully Firth
- Close Proximity to the A96 Trunk Roads etc

The property comprises a substantial three storey and attic purpose built office block having originally been constructed around 2000 and subsequently extended. The structure has concrete floor slabs internally and raised access flooring. The property has the benefit of central heating and an air handling/cooling system. The property is on a site of 2.2 acres or thereby, having 51 car parking spaces within the boundary of the site.



LOCATION

The city of Inverness is the main administrative and retail centre for the Highland region in the north of Scotland. It has the benefit of good road, rail, and airport links with the population being in excess of 60,000 and having a large catchment area. The property is located on Stadium Road which lies on the edge of the Longman Industrial Estate occupying a prominent site adjacent to the Kessock Bridge and overlooking the Beauly Firth. New Century House has the advantage of being situated close to the main A9 trunk road network, lying a short distance away from the city centre.

SIZE

2,323 Sq M (25,004 Sq Ft)

Floor	Sq M	Sq Ft
Ground Floor Office	768	8,266
First Floor Office	774	8,331
Second Floor Office	635	6,835
Attic Storage	144	1,550
Total	2,323	25,004

SALE PRICE / RENTAL

On Application - further details on request.

SERVICES

We understand the property is connected to mains water, electricity, and gas whilst drainage is to the public sewer. Heating is provided by a gas fired central heating system together with air cooling.

RATES

The property is entered into the current Valuation Roll as having a rateable value of £262,000

USE CLASS

Office (Use Class 4).

VAT

All figures quoted net of VAT.

LEGAL COSTS

Each party will pay their own legal fees.

EPC

'E' rated

To arrange a viewing contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
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