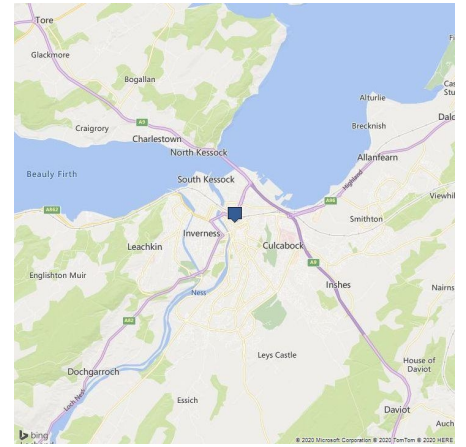




Offices Suites Available First Floor, Highland Rail House, Academy Street, Inverness, IV1 1LE

- Situated within an impressive Grade A Listed Building
- Rental: On application
- Any incoming tenant may benefit from 100% Business Rates Relief under the Small Business Bonus Scheme
- Offices available separately or as one lot
- Flexible Lease Terms available
- Common WC and Kitchen facilities

Prominent location close to all major transports hubs, amenities and facilities. The property comprises two office suites set within the first floor of Highland Rail House. The unit is accessed via a glazed pedestrian door which provides access to a common staircase and lift access.



LOCATION

The property is located within the Highland Rail House immediately adjacent to the main entrance to Inverness Railway Station on Academy Street within Inverness city centre, with Falcon Square and the Eastgate Shopping Centre within short walking distance. Academy Street is a very good trading thoroughfare, close to the transport hubs and parking such as the multi-storey car park at Farraline Park Bus Station. Inverness itself, is the retail and administrative centre for the Highland Region and benefits from a considerable influx of tourists throughout the year.

SIZE

Floor	Sq Ft	Sq M
Suite 1	469	43.57
Suite 2	606	56.3
Total	1,075.53	99.92

RENT

On application.

TENURE

Unknown - Our client is seeking a minimum term of three years however can be flexible on repairing obligations.

USE CLASS

Office

VAT

Applicable.

LEGAL COSTS

Each party will pay their own legal fees. Should LBTT or Registration Dues be applicable, the tenant will be liable.

EPC

On application.

To arrange a viewing contact:



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01463 701 887



Frazer Mackay

frazer.mackay@g-s.co.uk

01463 701 899

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

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