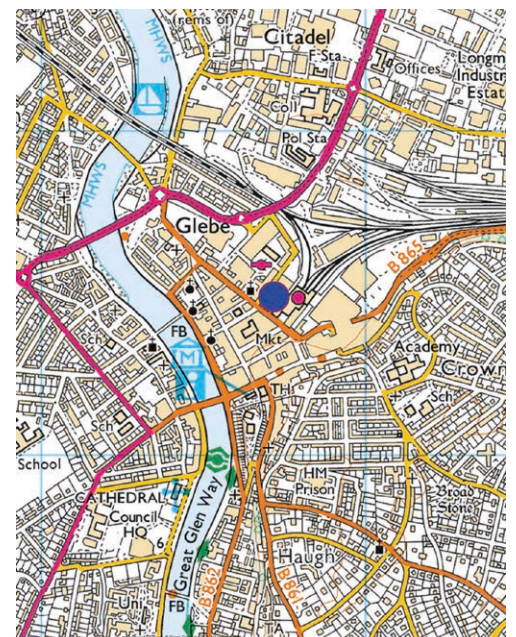




Suite 2, Academy House, 44-48 Academy Street, Inverness, IV1 1JT

- Fully Refurbished Office Suite to High Specification
- Suite 2: 101.19 sq.m (1,089 sq.ft) or thereby
- Rental: £13,500 per annum
- Close to Transport Hubs
- Any Ingoing Tenant may Benefit from 100% Business Rates Relief



LOCATION

Inverness is the retail, commercial and administrative centre for the Highlands and Islands. It is located approximately 100 miles north west of Aberdeen and 140 miles north of Edinburgh. As a commercial centre of the Highlands the City benefits from excellent road links with easy access to the A9, A82 and A96 trunk road. The City is served by a busy Train and Bus Station and Inverness Airport is 8 miles to the east of the City at Dalcross.

Academy Street is a busy commercial street within the heart of Inverness City Centre. The central position of the offices allows access to the main shopping streets, city centre amenities and is within easy walking distance of both the Bus and Railway Stations.

DESCRIPTION

Academy House provides fully refurbished first floor office accommodation, within an attractive listed building, accessed via a designated entrance on Strothers Lane, which offers prominence to the main thoroughfare (Academy Street) through the City Centre of Inverness.

The office benefits from communal facilities including meeting room (available for hire), Tea Prep and Toilets.

ACCOMMODATION

The accommodation can be summarised as follows:

Suite 2: 101.19 sq.m / 1,089 sq.ft or thereby

RATEABLE VALUE

£10,750

Any ingoing tenant may benefit from 100% business rates relief under the Small Business Bonus Scheme.



LEGAL COSTS

Each party will pay their own legal costs.

VAT

Applicable

EPC

On application.

RENT

£13,500 per annum

LEASE TERMS

The office suites are available on full repairing and insuring terms. The length of lease is subject to negotiation but a minimum period of 3 years is preferred.

VIEWING

Strictly by appointment through Messrs Graham + Sibbald, Inverness Office

To arrange a viewing please contact:



Kenny McKenzie

Associate

kenny.mckenzie@g-s.co.uk

01463 236 977



Andrew Rose

Director

andrew.rose@g-s.co.uk

07789 075 209

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