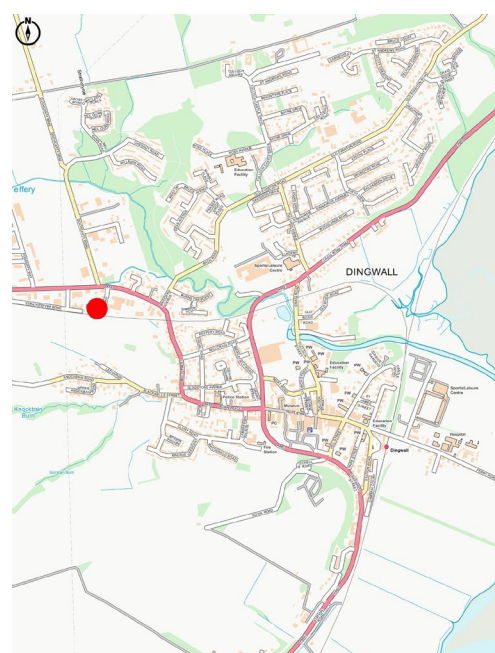




9 — 10 Bridgend Business Park, Bridgend Road, Dingwall, IV15 9SL

- NIA — 232.35 sq m / 2,501 sq ft or thereby
- Rental - £25,000 per annum
- Rateable Value - £13,800
- High Quality Fit Out In Place
- Excellent Car Parking Provision



## LOCATION

The market town of Dingwall is situated approximately 14 miles north-west of Inverness and is the main centre for the Ross + Cromarty area. The A9 Trunk Road connecting Dingwall to the north and south is situated approximately five miles from the Business Park.

The offices are situated in Bridgend Business Park which contains a mixture of offices and industrial units.

## DESCRIPTION

The subjects comprise a detached single storey modern office block. The property provides an excellent standard of office accommodation with a modern air conditioning system in place.

The property benefits from car parking on-site with space for approximately six vehicles.

## ACCOMMODATION

The property benefits from a mixed layout comprising both open plan and cellular areas. The subjects benefit from kitchen / staff room and WC facilities.

The Net Internal Area is calculated as 232.35 sq m / 2,501 sq ft or thereby.

## RATEABLE VALUE

The rateable value of the subjects at the time of inspection is £13,800.

## LEGAL COSTS + VAT

It should be noted that each party shall bear their own legal costs. Should LBTT or Registration Dues be applicable, the tenant shall be liable.



It should be noted that all prices quoted are net of VAT.

## EPC

To be confirmed.

## ASKING RENT

£25,000 per annum net of VAT.

## LEASE TERMS

The subjects are available to let on Full Repairing and Insuring Terms for a minimum period of three years.

Any lease period in excess of five years will be subject to five yearly rent reviews.

## VIEWING

4 Ardross Street  
Inverness  
IV3 5NN

To arrange a viewing please contact:



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## IMPORTANT NOTICE

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