

TO LET
OFFICE

GRAHAM
SIBBALD



Caulfield House, Cradlehall Business Park, Inverness, IV2 5GH

- Net Internal Area: 119.47 Sq.m /1,286 sq.ft or thereby.
- Located within an established business park.
- Rent: £19,500 per annum
- Lease expires 4th May 2030.

LOCATION

Cradlehall Business Park occupies an excellent location to the east side of Inverness and lies within easy reach of all arterial routes and the city centre itself. The park's modern but rural feel offers occupiers a superb profile in one of Inverness's best business locations.

Surrounding occupiers include Hi-Net, Meallmore, Harper MacLeod, N M Partnership & Johnson & Carmichael. The campus for the University of the Highlands & Islands opened in 2015 and lies immediately to the north of the park which includes a Health Science Centre and Scottish Agricultural College.

DESCRIPTION

The subjects are part of the ground floor within a detached two storey office pavilion. The premises are let to Meallmore Ltd, an established care home operator.

SPECIFICATION:

- Modern office space
- Dedicated kitchen facilities
- Common WC's
- Secure door entry system
- Raised floor with floor boxes
- Car parking provision of 5 spaces

SERVICES

We understand the property is connected to mains supply for water and electricity.

LEASE TERMS

Rent	£19,500 pa
Buildings insurance	£220 + Vat pa (current rate)
Service charge	£948 + Vat pa (current rate)
Cleaning (common areas only)	£1,200 + Vat pa
Electricity per use	sub meter in office

RATEABLE VALUE

Current rateable value is £21,500. Sub tenant is responsible for all rates levied as a result of their occupation.

The suite is available via sub let with a head lease expiry being 4th May 2030.

All charges to be paid quarterly in advance with the exception of electricity which will be per billing regime.

LEGAL COSTS + VAT

Each party will pay their own legal costs. Should LBTT or registration dues be applicable, the sub tenant will be liable.

ENTRY

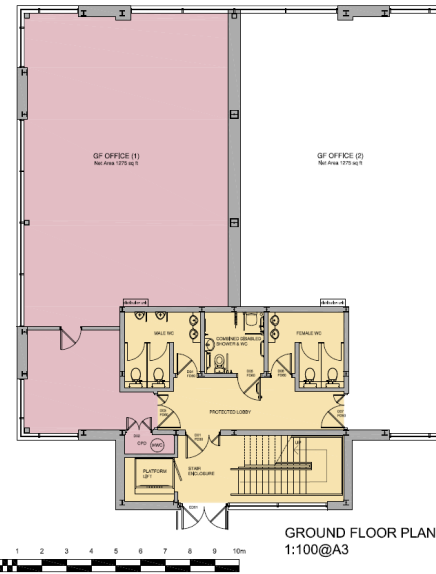
By mutual agreement — available immediately.

EPC

On application.

VIEWING + OFFICE ADDRESS

4 Ardross Street
Inverness, IV3 5NN



To arrange a viewing please contact:



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