

FLEXIBLE CITY CENTRE OFFICE SPACE

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**INVERNESS TOWN HOUSE, 1 HIGH STREET
INVERNESS IV1 1JJ**

OFFICE SPACE FROM £8,000 PER ANNUM

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Description:

Inverness Town House is a category A listed building located in the heart of the city. It is utilised to host a wide variety of Civic and Hospitality events throughout the year and is a key tourist attraction in the city.

The building has a range of offices available to suit a variety of business needs. From small start-ups to larger established businesses, there is a variety of office sizes available, from small individual offices to a large open-plan space.

Constructed in the Flemish-Baronial style in 1878-82 it served as the headquarters of Inverness Burgh Council until the 1960's and has been used as Council offices ever since.

The building undertook a £7.4 million renovation which was completed in 2021. The Town House is considered one of the main attractions for tourists who visit the city, along with the adjacent Inverness Castle (Currently under redevelopment into a visitor attraction centre and will provide a major boost to the city centre when completed in 2025).

Leasing office space in the Inverness Town House is a fantastic opportunity for any business looking to establish a presence in the city centre.

Location:

The Town House is strategically positioned in the heart of the city centre and is an ideal location for businesses. Located at 1 High Street amidst a prominent position on Castle Street, Church Street and Bridge Street.

The location benefits from excellent transport links, approximately 5-minute walk to the Bus and Railway Station and a 15-minute drive from the Inverness Airport.

Inverness is the retail and administrative capital of the Highland Region and benefits from a considerable influx of tourists throughout the year.

Planning:

The existing use of the property is Class 2 (Financial, Profession and Other Services) in terms of Town & Country Planning (use classes) (Scotland) order 1997.

Date of Entry:

To be agreed by mutual agreement.

Viewing Arrangements/Enquiries:

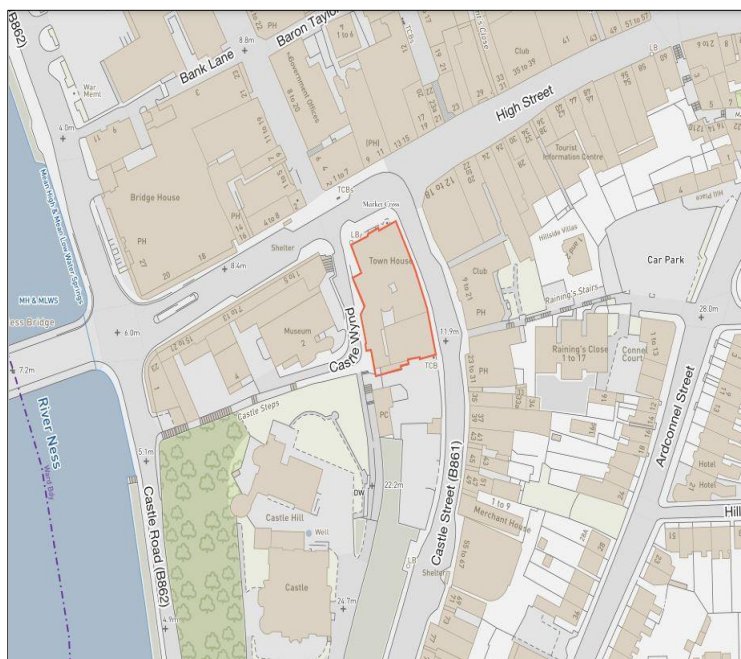
Viewing is strictly by appointment (Monday to Friday between 9 am to 5 pm). Please contact Aaron Duncan on 07799 048230 or e-mail: aaron.duncan@highland.gov.uk. Alternatively contact Kenneth Forbes on 07748 703954 or email: kenneth.forbes@highland.gov.uk.

Available Spaces:

The Town House has a range of office spaces available as outlined below:

Floor-Space*	Size (Sqm)	Approx no. of Desks	Occupational Rent
1-A	200	17	£43,000
2-A	50	5	£10,000
3-A	40	4	£8,000
3-B	97	8	£20,000
3-C	67	4	£14,000

Floor plans are available upon request*



Lease Terms:

The property is available for lease as seen on a new internal repairing and insuring terms for a period to be mutually agreed. Tenants will be responsible for rates and will benefit from the following facilities:

- Rent inclusive of Utilities
- Reception service
- Meeting and welfare spaces including tea prep
- On-site waste removal & recycling
- Access to secure bike store
- Access to showers (upon request)
- Adjacent pay-and-display car park
- Building maintenance of external roofs & windows
- Facilities Management team managing the building and ensuring compliance with statutory functions such as Fire Safety, Asbestos Compliance, Gas Safety & all plant, and machinery is regularly maintained
- Access to meeting rooms & light refreshments (at cost)
- Conferencing facilities available

