

OFFICE SPACE TO LET

AN LÒCHRAN

INVERNESS CAMPUS



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campus | inbhir nis


Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



An Lòchran is a prestigious, Grade-A enterprise and research centre located at the heart of Inverness Campus. A high quality office fit-out office and shared spaces provides an inspiring location to base your business. Designed to stimulate collaboration, the building's central internal 'street' encourages spontaneous conversations, connecting you with the other occupants including HIE, UHI, Wave Energy Scotland, SRUC, and our STEM Science Skills Academy.

Inverness Campus is an established national and international hub for business, research, and education, and is home to 1,000 jobs. It has been designed to support businesses to work collaboratively with like-minded organisations. Enterprises benefit from proximity to a range of private and public sector neighbours, including NHS Highland clinicians at the new National Treatment Centre - Highland with its specialisms in orthopaedics and ophthalmology. UHI offers research and innovation services and access to state of the art scientific equipment. And as the Scottish Government's development agency HIE offers can offer a range of support to grow your business.

GROUND FLOOR

- Available space 131 sqm / 1410 sqft
- UHI
- Shared space
- Highlands and Islands Enterprise
- SRUC



High quality office space over two floors, available in whole or part providing a mix of cellular and open plan offices.

KEY FEATURES:

- Collaborative environment with shared breakout and social areas
- Shared reception and Building FM services
- Raised access flooring with CAT 6 cabling
- Tea prep areas
- Secure controlled access
- Gigabit internet available
- Guest Wifi network in shared areas
- Excellent bus links with stops nearby
- Covered cycle storage
- Shower rooms with lockers
- Electric vehicle charging points
- Shared parking
- Energy Performance Rating: B

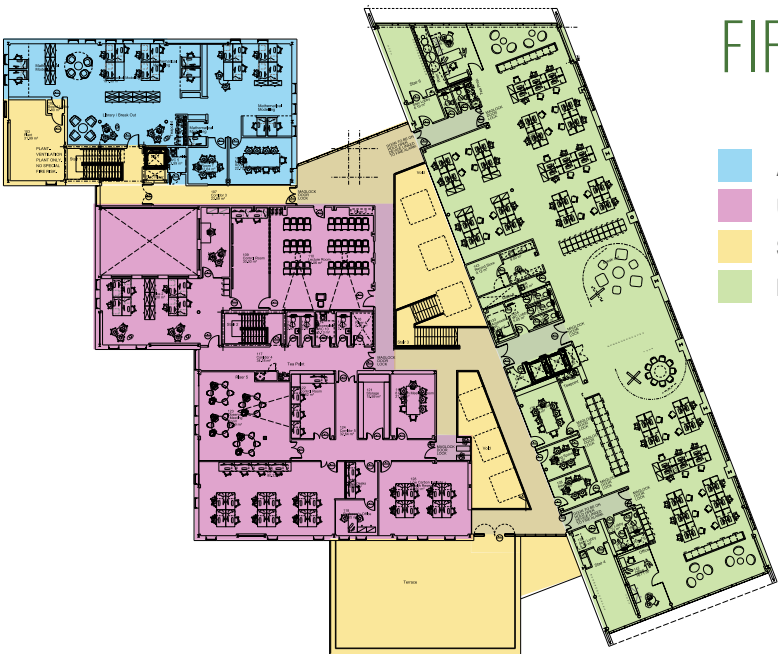
TERMS AND CONDITIONS:

- Three+ year lease on tenant repairing and insuring terms
- Building service charge applicable for upkeep of common areas and services.
- VAT applicable on all costs
- Business Rates payable by occupier
- Each party to meet their own legal fees
- Eligibility criteria applies

PLEASE ASK FOR A PERSONALISED OFFER DETAILING ALL TERMS

FIRST FLOOR

- Available space 235 sqm / 2,529 sqft
- UHI
- Shared space
- Highlands and Islands Enterprise



FOR VIEWINGS AND MORE INFORMATION

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INVERNESS CAMPUS BOASTS EXCELLENT CONNECTIONS

- ✈ Inverness Airport – 15 min drive. Daily connections include Amsterdam, Heathrow and Gatwick.
- 🚆 Inverness Railway Station – 2.5km on foot or by bike, or less than 10 minutes by bus or car.
- 🚗 Adjacent to A9 and A96 trunk roads providing links to Edinburgh, Glasgow and Aberdeen.



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