

## OFFICE

- > DETACHED 3-STOREY BLOCK
- > FLEXIBLE SPACE OPTIONS FROM 1,250 FT TO 7,734 FT<sup>2</sup>
- > 26 ON SITE CAR SPACES
- > PASSENGER LIFT
- > EASY ACCESS TO A9 / A96
- > RENT: £16 PER SQ FT
- > ENTRY Q3 2024

**TO LET**

**LARCH HOUSE**  
**STONEFIELD BUSINESS PARK, INVERNESS, IV2 7PA**

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## LOCATION

Inverness is the commercial and administrative centre for the Highlands of Scotland with a resident population in excess of 65,000. The city has a potential catchment population of 350,000 and is a popular tourist destination. Inverness is connected to Edinburgh (150 miles), Glasgow (170 miles) and the wider Scottish motorway network via the A9 trunk road. The A96 trunk road connect the city to Aberdeen in the south east and the A82 to Fort William in the west. The main line railway station is situated in the city centre and provides direct services to Glasgow, Edinburgh and London. Inverness Airport is approximately 8 miles east of the city centre at Dalcross and provides daily services to most of the major UK airports.

The subjects are located within Stoneyfield Business Park lying approximately 1 mile east of Inverness city centre. Stoneyfield Business Park is well located and has direct access onto the A96 and is only a short distance from all amenities offered at Inverness Retail & Business Park. Nearby occupiers include Ernst & Young LLP, Tulloch Homes, HGA UK Ltd, Scotframe Timber Engineering Ltd, Mabbett & Associates, P&J, Hazel House Dental Practice, Howdens Garden Centre and a Travel Lodge Hotel.

## DESCRIPTION

The subjects comprise a 3-storey standalone modern office block of masonry construction rendered externally under a pitched and slated roof with a glazed feature entrance.

The accommodation benefits from a high quality entrance and common areas, raised access floors, integrated comfort cooling and heating systems, carpeting throughout, toilet, shower and kitchen facilities as well as lift access between floors. The building benefits from on-site car parking, there are 26 spaces in total (1:297sq ft).

## RATEABLE VALUE

The property is entered in the current Valuation Roll as one entry with an NAV/RV: £125,500.



**FLOOR AREA**

Accommodation	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	239.53	2,578
First Floor	239.53	2,578
Second Floor	239.53	2,578
<b>TOTAL:</b>	<b>718.59</b>	<b>7,734</b>

Flexible space options are available with suites from 1,250 sq ft, subject to sub-division.

**PLANNING**

Class 4 (Business) Use.

**LEASE DETAILS**

The accommodation is available To Let on full repairing and insuring lease terms at a rental of £16 per sq ft for a period to be agreed. Figures are quoted exclusive of VAT.

**EPC**

The property has an EPC rating of "E". The Energy Performance Certificate and Recommendations Report are available on request.

**VAT**

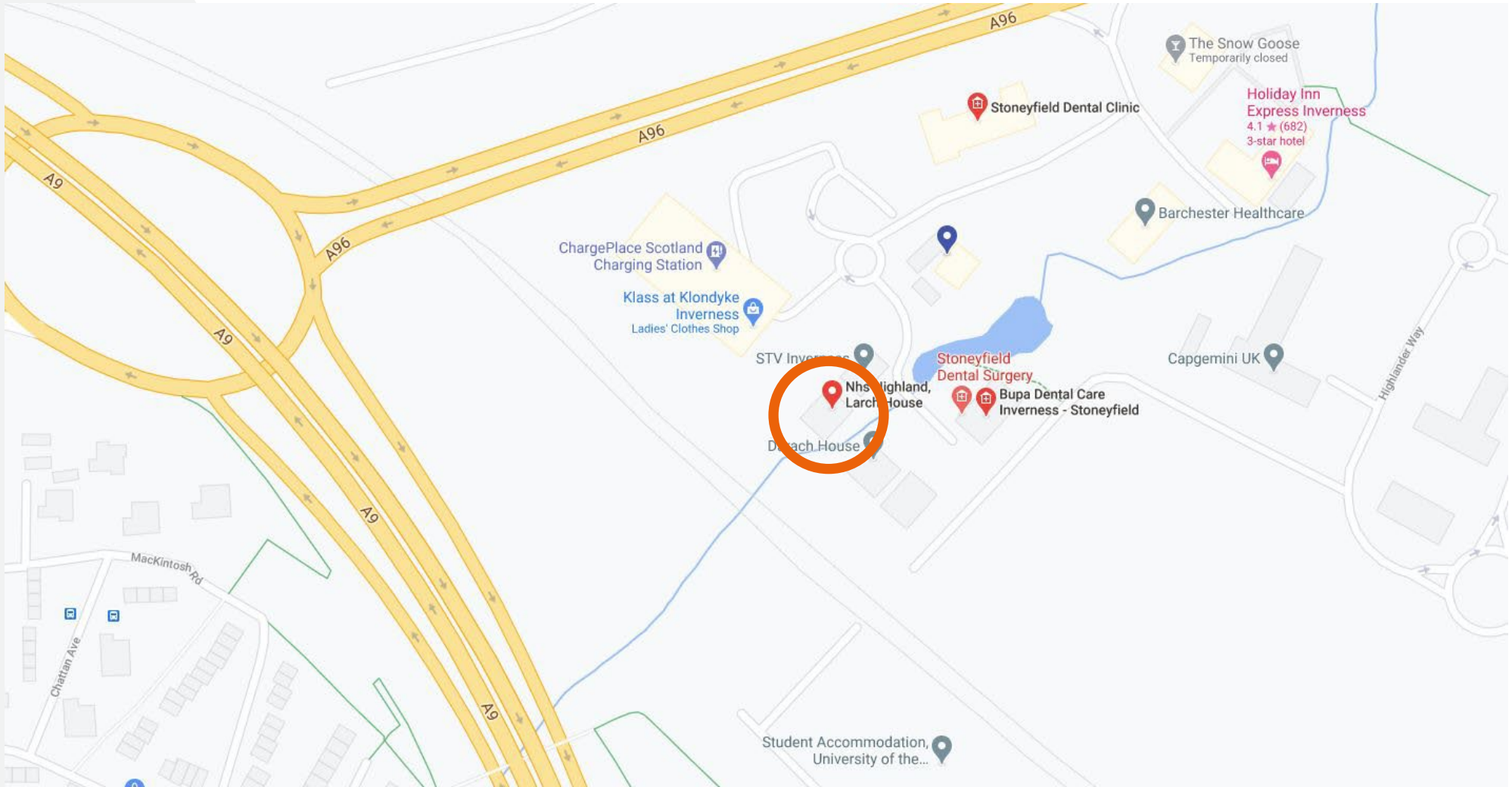
VAT will apply to any transaction.

**COSTS**

Each party will bear their own legal costs. The incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon.







**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors, Mulberry House, 39/41 Harbour Road, Inverness, IV1 1UA**

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