

MULBERRY HOUSE INVERNESS

FIRST FLOOR OFFICES



- Prominent location in the Longman, Inverness
- Large car park to rear of premises offering over 100 spaces
- Flexible lease terms available



**+ Graham
Sibbald**



MULBERRY HOUSE

The Longman is the premier commercial business location in Inverness with surrounding occupiers including local, national and international covenants.

The former gym space has been comprehensively refurbished to provide modern open plan suites with access to new common toilets and reception areas.

The accommodation offers:

- Raised access floors
- New suspended ceiling and recessed lighting
- Secure door entry
- Prominent location in Longman

LOCATION

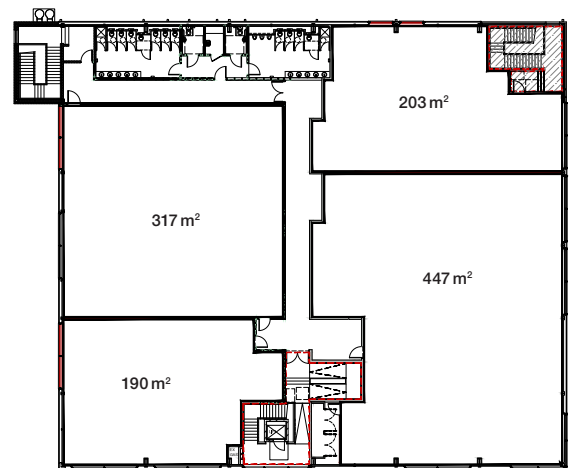
The development is located within the heart of the Longman occupying a prominent location on Harbour Road. Harbour Road is the main thoroughfare through the area and provides strong transport links with easy access to road networks linking Inverness to the North and South.

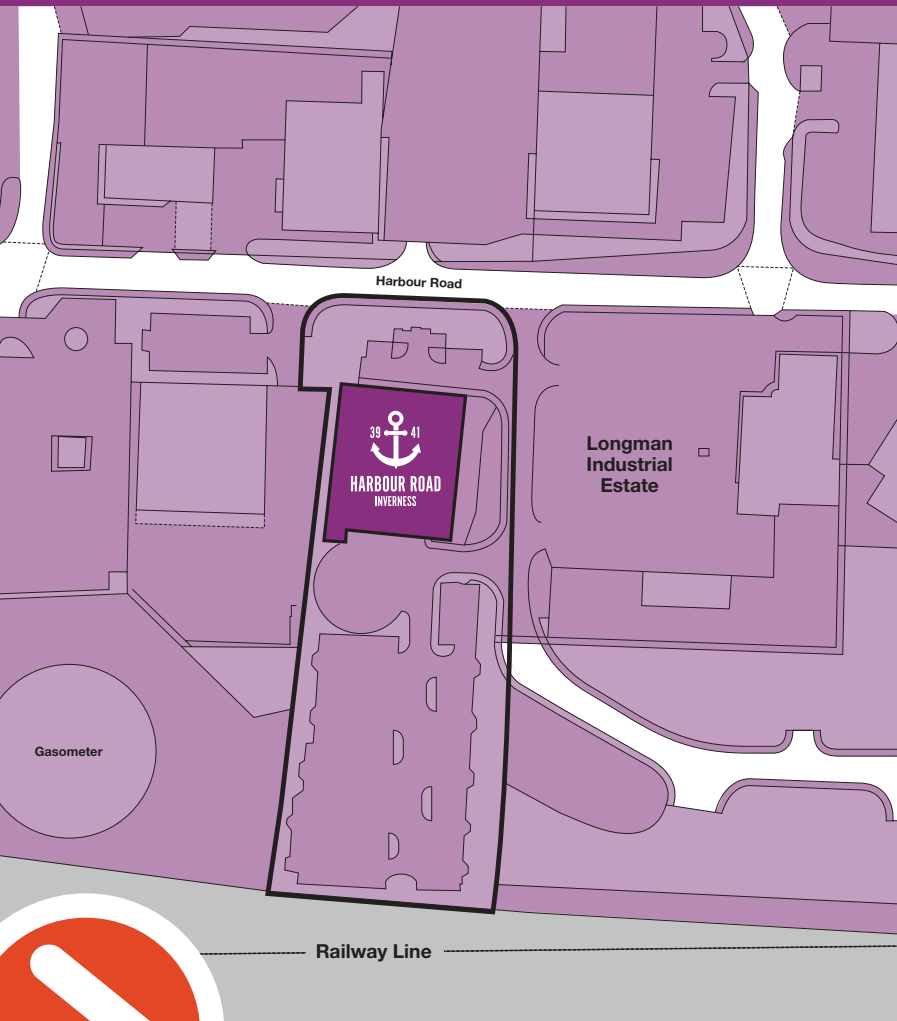
DESCRIPTION

The premises are located over the full first floor of a two storey detached property. The ground floor units are used for a mixture of retail and office accommodation. Access is gained to the premises via a private entrance and stairwell with lift access.

ACCOMMODATION

Suite	Floor area	Availability
1	447 sq m / 4,180 sq ft	Let to Hawco Inverness
2	203 sq m / 2,185 sq ft	Let to Shepherd Chartered Surveyors
3	317 sq m / 3,412 sq ft	Available
4	190 sq m / 2,045 sq ft	Let to Efficient Service Delivery





SERVICES

We understand the property is connected to mains supply for water, electricity and gas whilst drainage is to the main sewer.

LEGAL COSTS

Each party will be responsible for their own legal costs. The incoming tenant will be liable for any LBTT or Registration dues should they be applicable.

ENTRY

By mutual agreement strictly arranged through Graham and Sibbald.

RATEABLE VALUE

The premises is to be re-assessed.

EPC

On application.

LEASE TERMS

The property is available to rent on flexible terms.

RENTAL

Upon application.

VAT

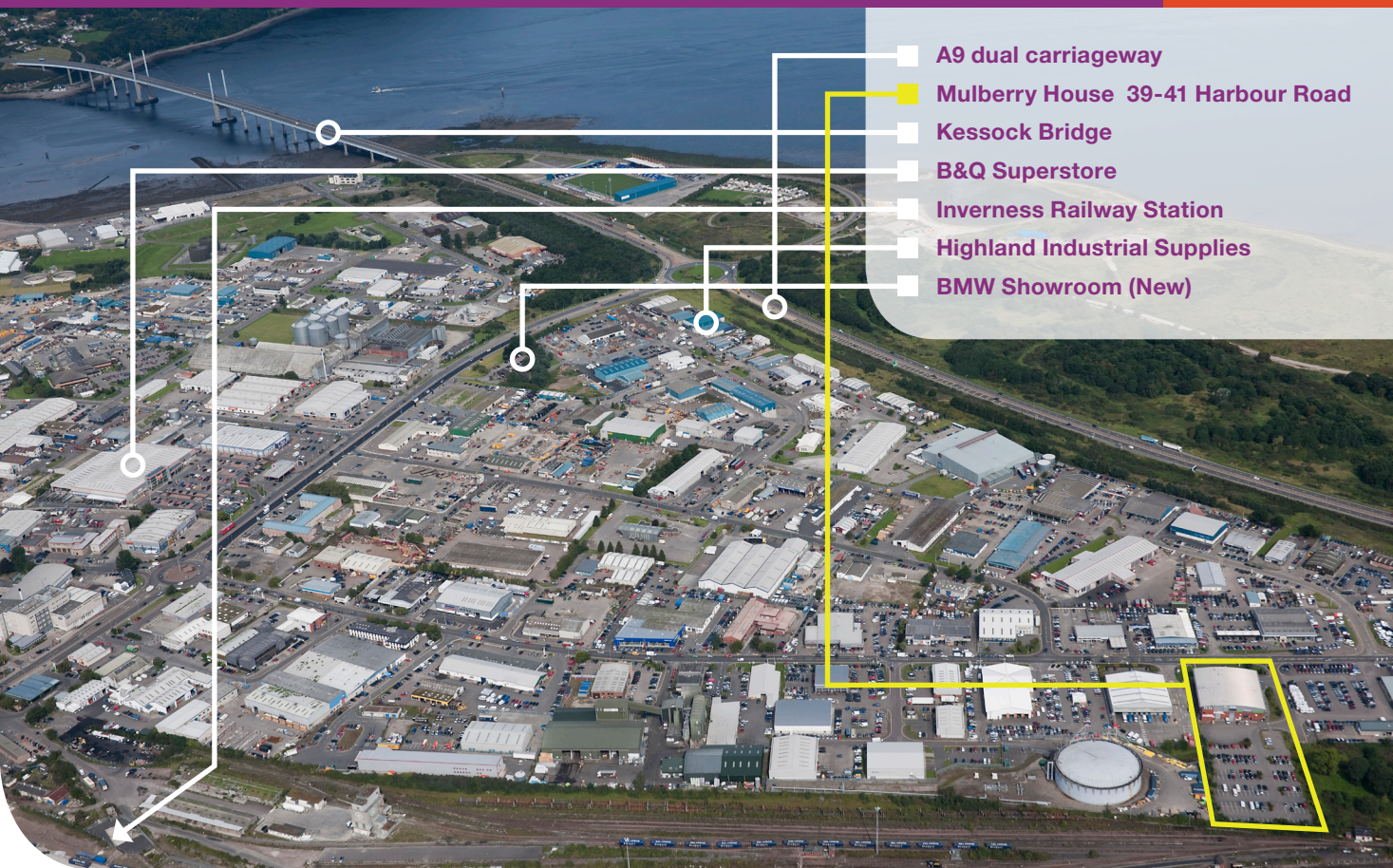
All figures quoted are net of VAT.

PARKING

The premises has the additional benefit of up to 100 car parking spaces.

REFURBISHED OFFICE SPACE IN THE HEART OF LONGMAN, INVERNESS

TO LET



VIEWING & FURTHER INFORMATION

Strictly by appointment
through Messrs Graham + Sibbald:

JOHN MACBEAN

Direct: **01463 236 977**

Email: **John.MacBean@g-s.co.uk**

KENNY MCKENZIE

Direct: **01463 236 977**

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IMPORTANT NOTICE

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