



First Floor Office Suite, 13A Harbour Road, Inverness, IV1 1SY

- Well located office with allocated car parking
- NIA: 141.30 sq.m / 1,521 sq.ft or thereby
- Rent: Attractive / Discounted / On Application
- Short term options preferred



LOCATION

The office suite is located within the centre of the Longman Industrial Estate, fronting onto Harbour Road, close to its junction with Longman Road. The property has good access to the centre of Inverness and the main trunk road network.

DESCRIPTION

The office suite has been finished to a high standard with raised access floors, incorporating floor boxes and comprises a good standard generally. The office suite on the whole of the first floor was split into two office suites and there is common facilities and amenities.

ACCOMMODATION

The accommodation may be summarised as follows:

Ground Floor — Shared Entrance / Stair (shared between the two office suites), leading to;

First Floor — Landing, Common Hall with Tea Prep, Male and Female Toilets, Services Cupboard, Open Plan Office with Meeting Room and Managers Office.

PARKING

We understand there are 6 allocated car parking spaces included with the office suite. This is to be confirmed.

SERVICES

We understand that the property is connected to mains supply for water, electricity and gas, whilst drainage is to the main sewer. The property has the benefit of a full central heating system.

SERVICE CHARGE

There is a comprehensive service charge run, with this being available to seriously interested parties.

RATEABLE VALUE

The total Rateable Value of the subjects is £18,000.



LEASE TERMS

The property is officially available by way of a sub-let, on Full Repairing and Insuring terms. We understand that the lease is due to expire in 2024. Short term occupations, on a flexible basis, are preferred.

RENTAL

On application. Any rental package would be made attractive given the remainder of the lease term being relatively short. This is an opportunity to try the office space.

VAT

All figures quoted, if any, are net of VAT.

LEGAL COSTS

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

ENTRY

Available from April 2022.

ENERGY PERFORMANCE CERTIFICATE

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To arrange a viewing please contact:



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