

SPACE TO LET

# SOLASTA HOUSE

INVERNESS CAMPUS



EUROPE & SCOTLAND  
European Regional Development Fund  
Investing in a Smart, Sustainable and Inclusive Future

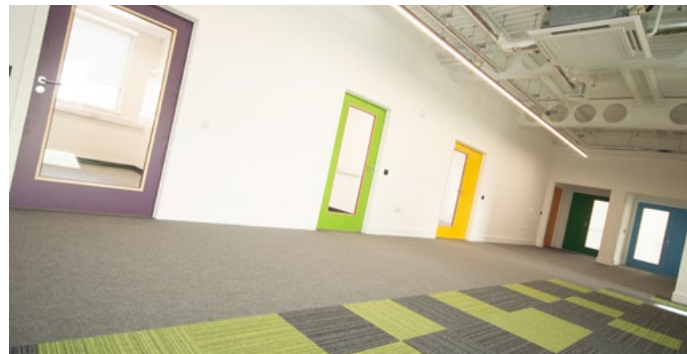
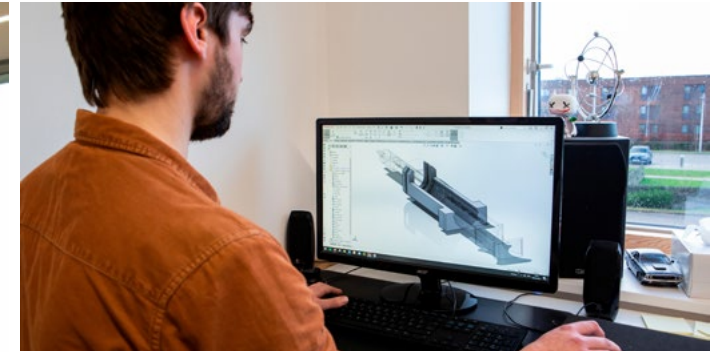


Eòrpa agus Alba  
Màin Leasachadh Roinnean na h-Eòrpa  
V' tasgadh ann an Àm ri teachd Geòisla, Seasmhach is In-ghabhtha

inverness | làrach  
campus | inbhir nis



Highlands and Islands Enterprise  
Iomairt na Gàidhealtachd's nan Eilean



**Solasta House is a stunning office building located at the heart of Inverness Campus. An impressive entrance combined with high end specification provides an ideal setting to base your life sciences or technology business.**

Inverness Campus is a high-quality environment designed to support businesses to work collaboratively with like-minded organisations. Enterprises benefit from close proximity to academic and research organisations like UHI and Scotland's Rural College, and NHS Highland clinicians at the National Treatment Centre - Highland with specialisms in orthopaedics and ophthalmology. UHI and SRUC offer research and innovation services and access to state of the art scientific equipment. Scottish Government's development agency Highlands and Islands Enterprise (HIE) can offer a range of support to grow your business.

Exceptional first floor office space with views over the Campus parkland.  
Designed to create an inspiring working environment providing a mix of social areas, open plan and cellular offices spaces.

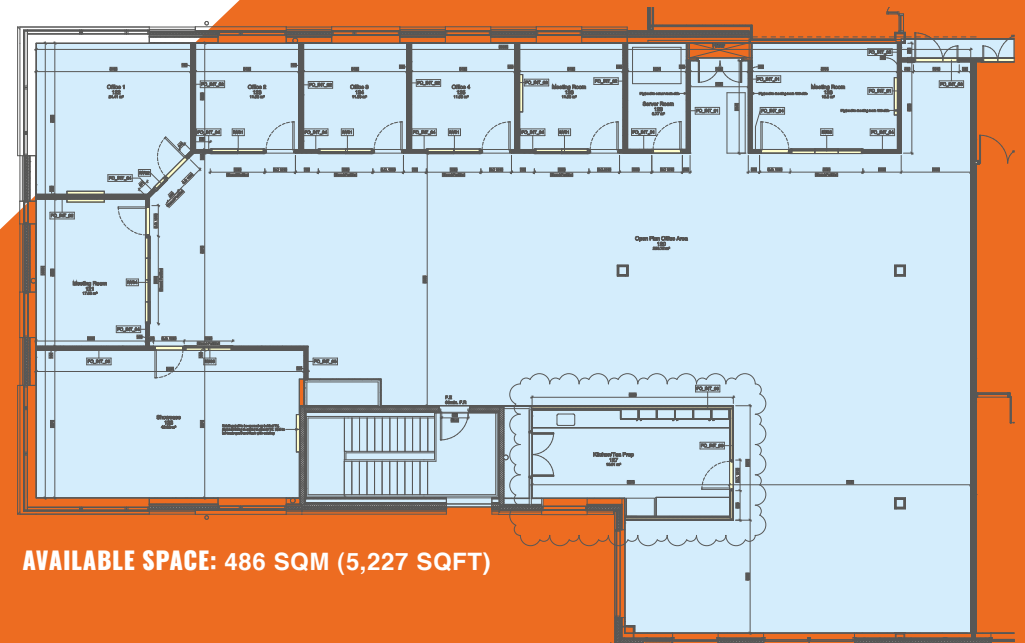
## KEY FEATURES:

- Attractive, double height atrium entrance with collaborative breakout areas
- Shared ground floor meeting room with presentation facilities
- 24/7 Secure controlled access
- Fully equipped kitchen
- Dedicated dual aspect meeting room
- Private comms room
- Raised access flooring with CAT 6 cabling and wifi provision
- Gigabit internet available
- Guest Wifi network in shared areas
- High quality WC and shower rooms with lockers and drying room.
- Secure cycle storage
- Good bus links with real time information in the building
- Shared car parking
- EPC Rating B

## TERMS AND CONDITIONS:

- Three+ year leases on tenant Full Repairing basis 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 – ask for more details
- Personalised offer detailing all terms on request

## SOLASTA HOUSE - FIRST FLOOR



AVAILABLE SPACE: 486 SQM (5,227 SQFT)

## FOR VIEWINGS AND MORE INFORMATION




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Scotland

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**T** +44 (0)1463 245245

**E** [inverness.campus@hient.co.uk](mailto:inverness.campus@hient.co.uk)

## 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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