



OFFICE

- > OFFICE SUITES FROM 458 FT² TO 1,216 FT²
- > GRADE "B" LISTED BUILDING
- > QUALIFIES FOR 100% RATES RELIEF
- > RENT FROM £5,500 PER ANNUM
- > SECURE ENTRANCE
- > CLOSE TO ALL CITY CENTRE AMENITIES

TO LET

OFFICE SUITES, 1-5 UNION STREET, INVERNESS, IV1 1PP

CONTACT:

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LOCATION

The subjects are centrally located within Inverness City Centre on Union Street at its junction with Academy Street directly across from Inverness Railway Station. Inverness Bus Station, the Eastgate Shopping Centre and all city centre amenities are within short walking distance.

DESCRIPTION

The available office suites comprise part of the first and second floors within a substantial Grade B Listed Building, which is accessed from Union Street via a secure entry system. Large windows provide a good level of natural light to the space. The internal specification includes fluorescent lighting, wall mounted gas fired radiators, power & network points and shared toilet facilities on the common landing areas.

FLOOR AREA

The office extend to the undernoted floor areas:-

Unit Ref:	Floor Area		Rent per annum (ex VAT)
First Floor Office	42.5 m ²	458 ft ²	£5,500
Second Floor Office	71 m ²	758 ft ²	£8,000
Total:	113.5 m²	1,216 ft²	

RATEABLE VALUE

First Floor Suite – NAV/RV: £4,950

Second Floor Suite – NAV/RV: £6,600.

The suites qualify for 100% rates relief in terms of the Small Business Bonus Scheme.

LEASE TERMS

The offices are available "To Let" at the above rentals, on terms to be agreed.

SERVICE CHARGE

A service charge is in place to cover the common costs of the building. This will be payable in addition to rent. Further details are available on request.

EPC

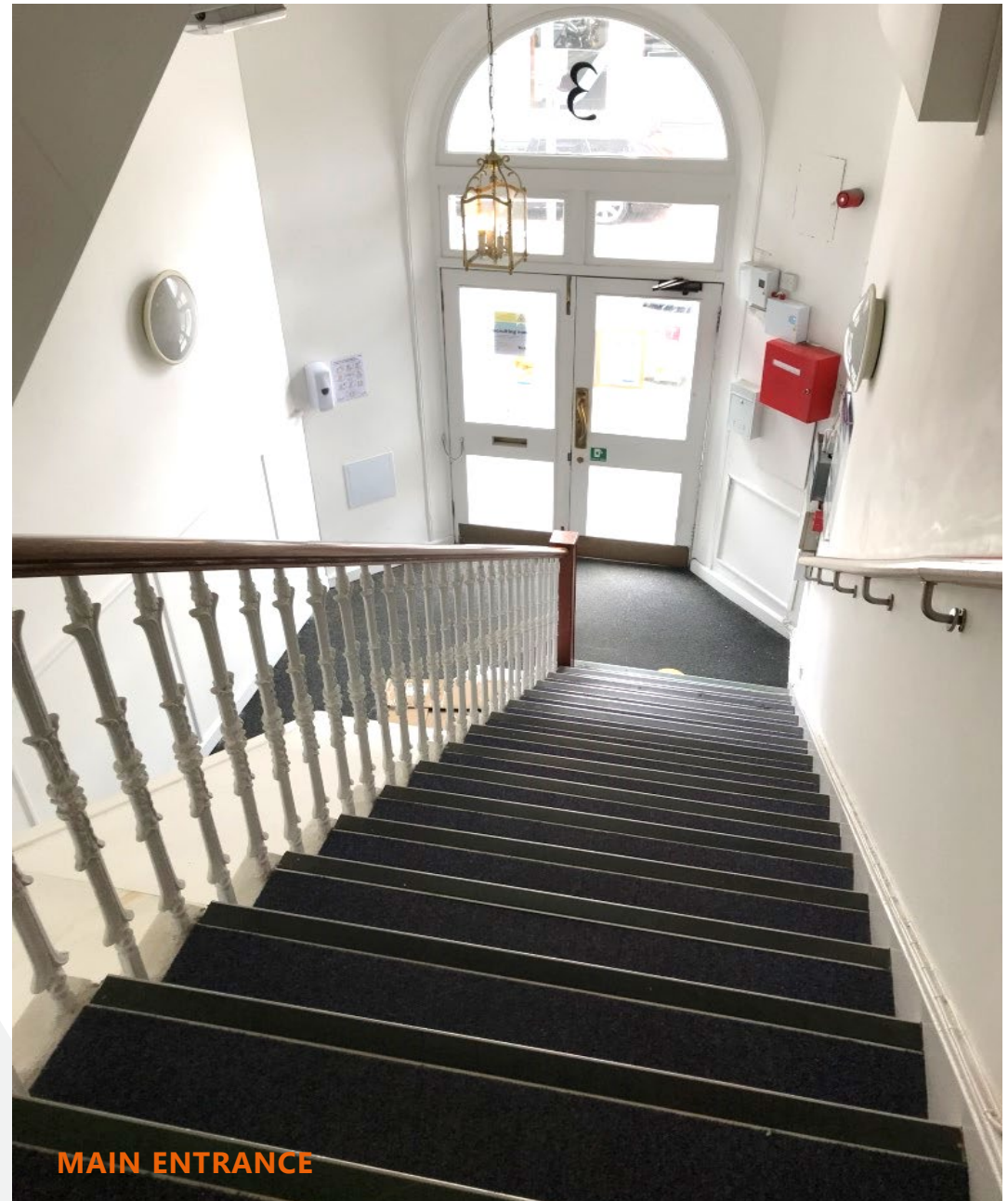
EPC Rating: "F". The Certificate and Recommendations Report are available on request.

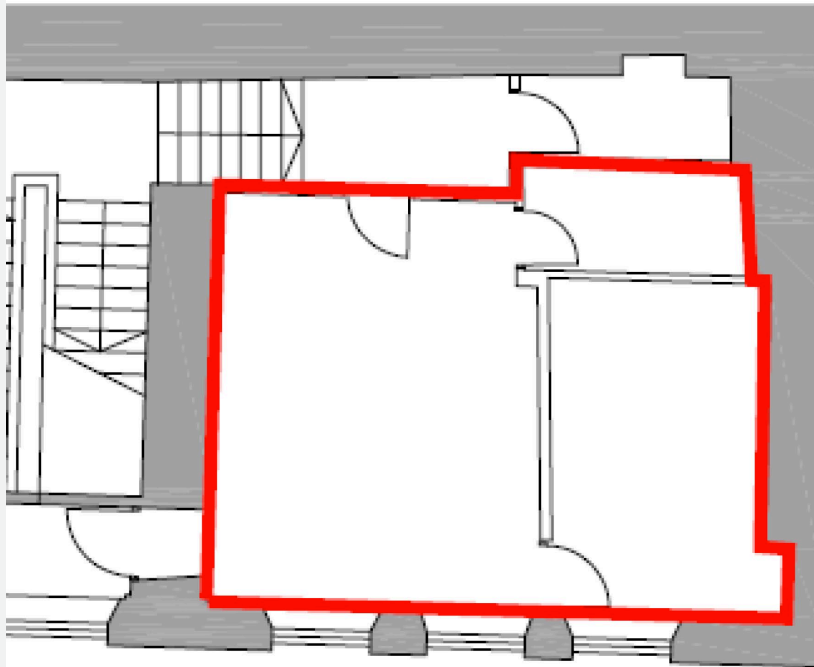
COSTS

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

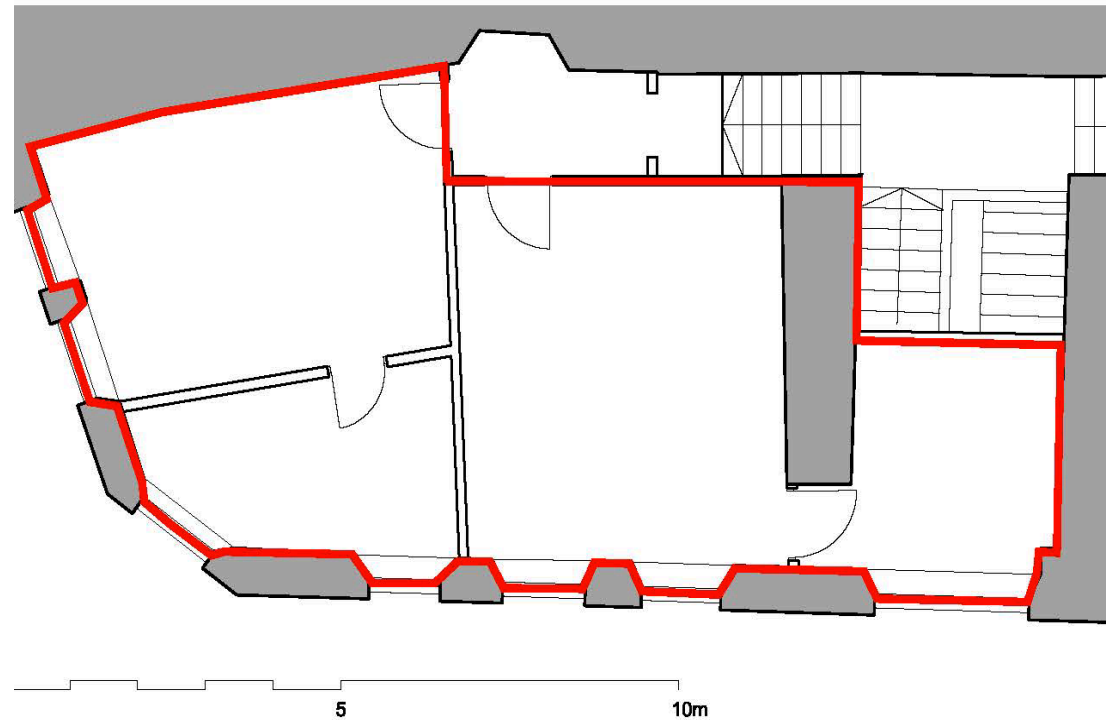
VAT

VAT will be payable on the rent.

**MAIN ENTRANCE**



Indicative First Floor Office - Layout Plan
Available Suite shown in Red Outline



Indicative Second Floor Office - Layout Plan
Available Suite shown in Red Outline



FIRST FLOOR OFFICE



SECOND FLOOR OFFICE



For further information or viewing arrangements please contact the agents:

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

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