

Office

**TO LET / FOR SALE**



## Redshank House, Alness Point Business, Alness, IV17 0UP

A modern established office space located on the Alness Business Park.

Tenure	To Let / For Sale
Available Size	230 to 8,945 sq ft / 21.37 to 831.02 sq m
Rent	£11 per sq ft Starting from
EPC Rating	Upon Enquiry

## Location

Alness is located 20 miles north of Inverness on the Cromarty Firth, with direct access onto the main motorway access of the A9, which has direct routes to Falkirk, Perth and Inverness.

## Accommodation

The office space has an available ground floor of 4,209 sqft, with further plans to split the suite to allow small business suites to occupy.

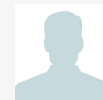
Size	sq ft	Rent	Service Charge
4,209 sq ft	4,209	£10 per sq ft	On application
8,945 sq ft	8,945	£8 per sq ft	On application
236 sq ft	236	£255 per month	£4 /sq ft
290 sq ft	290	£314 per month	£4 /sq ft
247 sq ft	247	£267 per month	£4 /sq ft
230 sq ft	230	£249 per month	£4 /sq ft
495 sq ft	495	£536 per month	£4 /sq ft
410 sq ft	410	£444 per month	£4 /sq ft
424 sq ft	424	£459 per month	£4 /sq ft
859 sq ft	859	£930 per month	£4 /sq ft
<b>Total</b>	<b>16,345</b>		

## Specification

The property benefits from a lift, double glazing, raised access floors and on-site parking for 66 vehicles.



## Viewing & Further Information



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