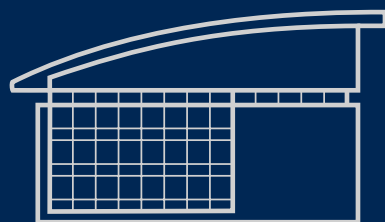




**HURSTWOOD  
HOLDINGS**

**TO LET**



# REDSHANK HOUSE

Alness Point Business, Alness, IV17 0UP



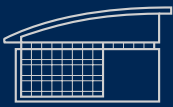




# A MODERN HIGH QUALITY OFFICE SPACE LOCATED ON THE ESTABLISHED ALNESS BUSINESS PARK.

**OFFICE SPACE TO LET**  
**4,209 TO 8,945 SQ FT (831.02 SQ M)**  
**RENT STARTING FROM £9.50 PER SQ FT**  
**EPC RATING AVAILABLE ON REQUEST**



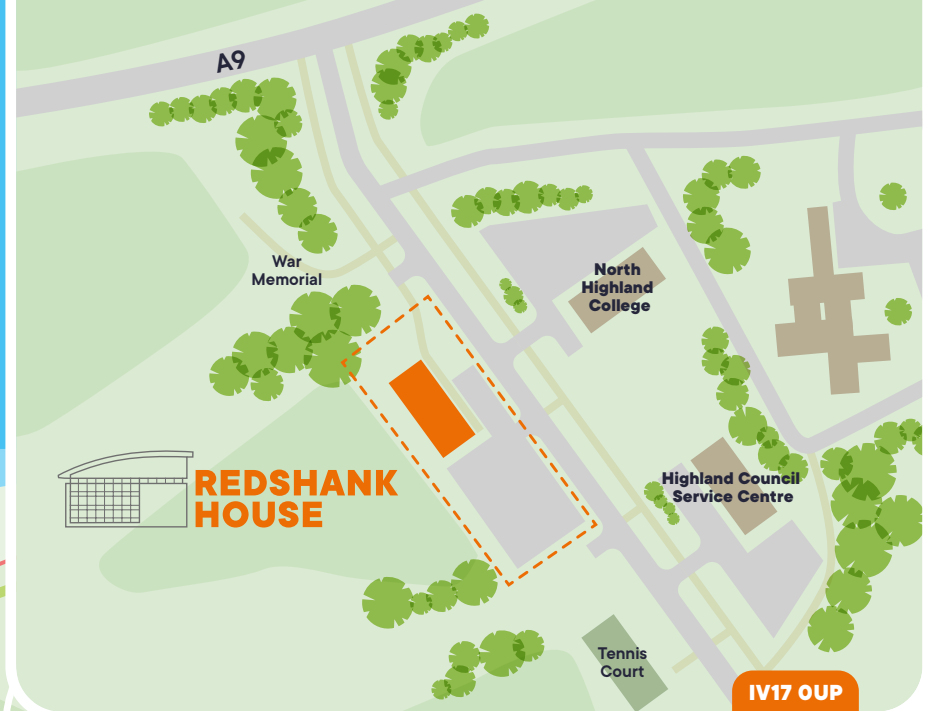


**REDSHANK  
HOUSE**

Alness Point Business, Alness, IV17 OUP



**LOCATION**



## 📍 LOCATION

Alness is located 8 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. It has excellent road and rail connections and is only 30 mins drive from Inverness Airport.





 **ACCOMMODATION**

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

Floor/Unit	Property Type	Size	Rent	Availability
G	Office	8,945 sq ft	From £9.50 per sq ft	Available
G	Office	4,209 sq ft	Starting from £12.50 per sq ft	Available
<b>Total</b>		<b>13,154 sq ft</b>		

 **AMENITIES**

The property is located on an attractive business park converted from an old RAF site that includes the local college campus. The property benefits from a lift, double glazing, raised access floors, Business Centre and on-site parking for 66 vehicles.







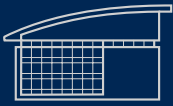












# REDSHANK HOUSE

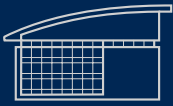
Alness Point Business, Alness, IV17 0UP



GALLERY







**REDSHANK  
HOUSE**

Alness Point Business, Alness, IV17 OUP



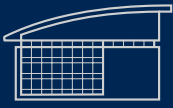
**GALLERY**



**Tennis Court**







# REDSHANK HOUSE

Alness Point Business, Alness, IV17 0UP



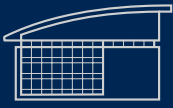
GALLERY



Located directly adjacent to the North Highland College







# REDSHANK HOUSE

Alness Point Business, Alness, IV17 0UP



GALLERY



Located directly opposite to the Highland Council Service Centre







**War Memorial**







## CONTACT

### **VIEWING AND FURTHER INFORMATION**

For further information or if you would like to arrange a viewing please contact our agents:



01463 236 977  
g-s.co.uk

### **GRAHAM + SIBBALD**

Kenny McKenzie  
kenny.mckenzie@g-s.co.uk  
01463 236 977  
www.g-s.co.uk

Owned and Managed by

### **HURSTWOOD HOLDINGS**

Chloe Ellerby  
chloe.ellerby@hurstwoodholdings.com  
0800 996 1999  
www.hurstwoodholdings.com



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