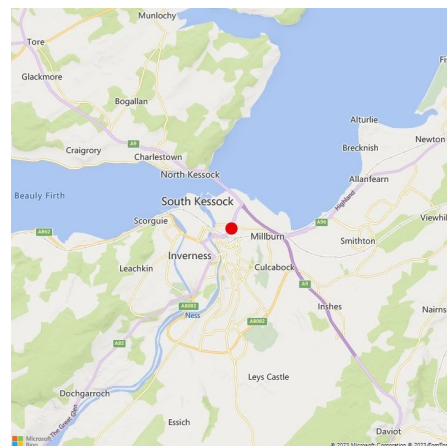




Ground Floor Office Suite, 15A, Harbour Road, Inverness, IV1 1SY

- Well located office with allocated car parking
- NIA: 169.27 sq.m / 1,822 sq.ft or thereby
- Rent: £26,250 per annum
- Lease Expiry: 15th November 2027

The office suite has been finished to a good standard with raised access floors, incorporating floor boxes.



LOCATION

The office suite is located within the centre of the Longman Industrial Estate, on 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.

SIZE

169.27 Sq M (1,822.02 Sq Ft)

ACCOMMODATION

The accommodation may be summarised as follows:

Ground Floor — private entrance,
Open
Plan Offices, Kitchen and W/C.

RENT

£26,250 Per Annum

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.

TENURE

The property is officially available by way of a sub-let, on Full Repairing and Insuring terms. The lease is due to expire in 2027,

RATEABLE VALUE

To be reassessed.

USE CLASS

Office

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.

EPC

On Application.

To arrange a viewing contact:



Kenny McKenzie

Associate

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Jack Sibbald

Student Surveyor

jack.sibbald@g-s.co.uk

07771 346 938

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

INV-2023-08-0042