

TO LET - OFFICE PREMISES

Lyle House, Fairways Business Park, Inverness, IV12 6AA



LOCATION

The City Inverness is regarded as the administrative and retail centre for the Highlands of Scotland. The city has a population of 62,750 inhabitants (census 2011). Inverness Airport is situated 16km to the east of the city. Regular services to Manchester, Bristol, Birmingham and London and the more outlying areas of the Highlands. The subject suite is situated within Lyle House at Fairways Business Park, a modern development of five office pavilions located on the southern periphery of Inverness directly accessed off the Inverness Southern Distribution Road, which connects to the A9.

DESCRIPTION

A high specification ground floor office accommodation situated within a modern two storey pavilion at Lyle House, Fairways Business Park. The suite benefits from raised access flooring, suspended ceiling with inset fluorescent lighting and a air circulation / heating system. The suite is broadly square shaped and open plan throughout. There are shared kitchen facilities and access to a shared private office, which is subject to an informal booking system. WC facilities are situated in the central core. There is dedicated car parking outside the suite with nearby Leisure venue Fairways providing plentiful amenities.

FLOOR AREA

The property extends to approximately the following net internal area;
Ground Floor: 47.82 sq m / 514 sq ft

ENERGY PERFORMANCE CERTIFICATE

Details are available on request.

SERVICE CHARGE

Service charges are an annual amount that a tenant pays to cover the cost of communal or shared services to a building and surrounding estate. The Service Charge for the subjects suite and the Business Park were approx. £1,860 for the period to May 22. Furthermore the suite's share of electricity for the West Wing was approx. £1550 to March 22.

LEGAL COSTS

Each party will be responsible for their own legal expenses.

RATES

The subjects are entered in the Valuation Roll at £11,200. The uniform business rate for 2022/2023 financial year is 49.8 pence in the pound for properties with a rateable value below £35,000. The subjects would benefit from 100% small business rates relief, subject to status.

PROPOSAL

The subjects are available for lease on flexible terms at a rent of £8,900 per annum. VAT is applicable at the prevailing rate.

VIEWING INFORMATION

To arrange a viewing or for further information please contact the sole agents

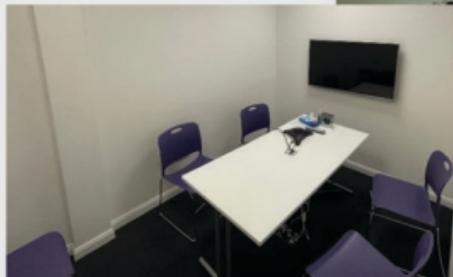
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