

TO LET
MODERN OFFICE

 GRAHAM
SIBBALD



Barony House, Stoneyfield Business Park
Inverness, IV2 7PA



- Well established prime business park location
- Easy connection to A96 and A9 Trunk Road
- Close to Inverness Retail Park
- On site dedicated parking spaces
- 3 Suites ranging from 947 sq.ft up to 2,300 sq.ft
- Total accommodation 4,506 sq.ft

LOCATION

The office building is situated within the Stoneyfield Business Park, lying approximately 1 mile East of Inverness City Centre. Stoneyfield Business Park has direct access onto the A96 and nearby A9.

Stoneyfield Business Park is well located and benefits from close provision of amenities offered at Inverness Retail Park, situated immediately to the southeast. In addition, the business park is situated adjacent to the University of Highlands and Islands campus which was developed by Highland and Islands Enterprise.

A pedestrian access leads to the public transport linked to the UHI Campus. Nearby occupiers include Hazel House Dental Practice, Howdens Gardens centre, Holiday Inn Express and Travelodge.

DESCRIPTION

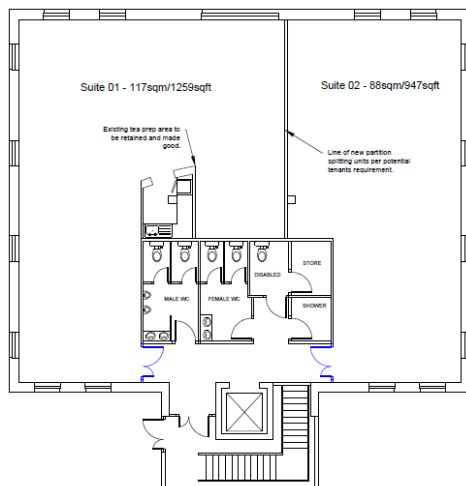
The building provides a mixture of open plan and cellular office space within a modern pavilion style two storey building. Each suite benefits from common WC and shower facilities.

ACCOMMODATION

Suite 1	117 sq.m/ 1259sq.ft
Suite 2	80 sq.m/ 947 sq. ft
Suite 3 (First Floor)	214 sq.m / 2,300sq.ft
Car Parking Spaces	
Suite 1	5 Spaces
Suite 2	4 Spaces
Suite 3	9 Spaces

SERVICES

We understand the property is connected to mains supply for water and electricity.



Ground Floor

ASKING RENTAL

Suite 1 - £21,000 per annum

Suite 2 - £16,000 per annum

Suite 3 (First Floor) - £38,500 per annum

The whole property will be available should the requirement arise. Further details on application to the marketing agent.

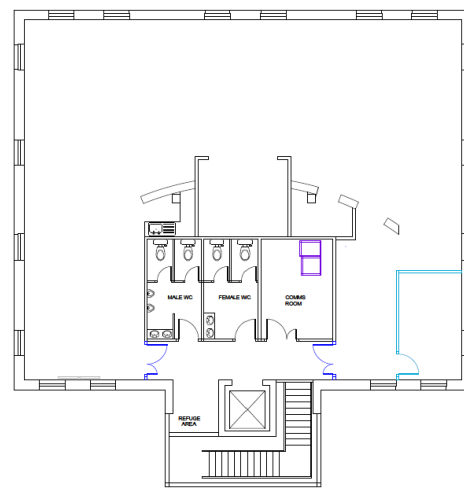
LEGAL COSTS + VAT

Each party will pay their own legal costs. Should LBTT or registration dues be applicable the tenant will be liable.

VAT is applicable on all aspects of this transaction.

LEASE TERMS

Our client is seeking a minimum lease term of 5 years on Full Repairing and Insuring terms.



First Floor

RATEABLE VALUE

Suite 1	£21,000
Suite 2	£16,500
Suite 3 (First Floor)	£37,000

SERVICE CHARGE

A service charge is applicable in relation to the cost of maintenance of common areas. Available on application.

ENTRY

Suite 1	January 2025
Suite 2	September 2025
Suite 3 (First Floor)	September 2024

EPC

On application

VIEWING

Graham + Sibbald
4 Ardross Street
Inverness
IV3 5NN

To arrange a viewing please contact:



Kenny McKenzie
Graham + Sibbald
07803 896 963
kenny.mckenzie@g-s.co.uk



Sandy Rennie
Rennie Property Consultants
07766 357 953
sandy@rennieproperty.co.uk

IMPORTANT NOTICE

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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.
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6. Date of Publication: May 2024