



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 01463 239494

www.alliedsurveyorsscotland.com



GROUND FLOOR OFFICE TO LET

Lyle House, Fairways Business Park, Inverness, IV2 6AA

- ☑ Ground floor open plan office accommodation
- ☑ Centrally located in Fairways Business Park ☑ 2 allocated car parking spaces
- ☑ Available to let on flexible terms at £7,250 per annum

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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DESCRIPTION

The subjects comprise a single office suite contained within the ground floor of a 2 storey detached office building. The offices benefit from a large open plan area with full air conditioning and access to a meeting room with full videoconferencing. A communal kitchen area, Shower Room and WCs are also available.

LOCATION

The premises are prominently located within Fairways Business Park within the city of Inverness. The subjects benefit from excellent transport links to the city centre.

Surrounding occupiers include Stronachs, Handelsbanken, Robertsons & Allied Surveyors Scotland.

ACCOMMODATION

The subjects have been measured on a Net Internal Area basis in accordance with the Current Edition of the RICS Code of Measuring Practice to provide 437 sq ft (41.4 sq m) of accommodation.

LEASE

A new lease is offered on Full Repairing and Insuring Terms. Entry to be mutually agreed.

RENTAL

Rental offers in the region of **£7,250** per annum exclusive of VAT are sought for the premises.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £10,800 effective 1st April 2017. The uniform business rate for the current year is 46.6 pence in the pound.

UTILITIES

The property has supplies of mains water and electricity.

ENERGY PERFORMANCE CERTIFICATE

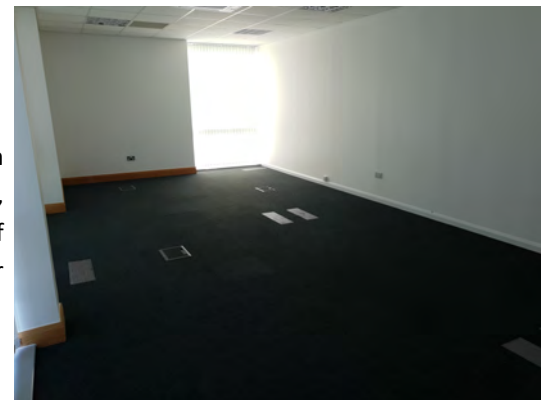
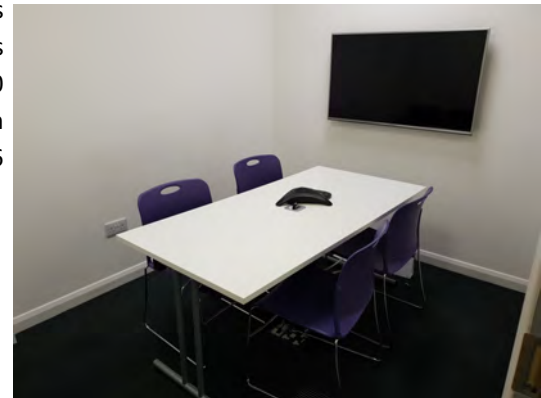
The Energy Performance rating is TBC.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

ENTRY

On completion of legal formalities.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

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