



**ALLIED**  
**SCOTLAND**  
Chartered Surveyors

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# TO LET

**PART OF GROUND FLOOR OFFICES  
REDSHANK HOUSE  
ALNESS POINT BUSINESS PARK  
ALNESS  
IV17 0UP**



- **Modern Ground Floor office space**
- **Suites from 505 sq ft to 954 sq ft**
- **Ample Staff / Visitor Car Parking**
- **Close proximity to A9 trunk road**

## **LOCATION**

The subjects are situated on the ground floor of Redshank House, located close to the entrance of Alness Point Business Park, Alness. The subjects are within close proximity to the A9 trunk road, giving great links to Inverness and the rest of Scotland. Alness itself is located approximately 11 miles from Dingwall and 21 miles from Inverness.

## **DESCRIPTION**

The subjects comprise a suite contained within the ground floor offices of Intertek Surveying Services and benefit from a modern office fit out, shared kitchen and toilet facilities and car parking. Surrounding occupiers include Highland Council, Shawcor UK Ltd and North Highland College.

## **ACCOMMODATION**

Open plan office space from 505 sq ft (46.91 sq m) up to 954 sq ft (88.62 sq m)

## **RENT**

The passing rent equates to approximately £10 per sq ft. An all inclusive rental of £14.50 per sq ft is offered to prospective sub tenants.

## **SERVICES**

The property is connected to mains water, electricity and drainage

## **RATEABLE VALUE**

Rates will be pro rata to the main building.

## **LEASE TERMS**

Flexible lease terms with incentives will be offered.

## **COSTS**

Each party will be responsible for their own legal costs incurred. The incoming occupier will be liable for any Stamp Duty, Land Tax, Registration Dues and VAT Thereon. All prices exclusive of VAT.

## **VIEWING AND FURTHER INFORMATION**

Strictly through Andy Gray at the letting agents Allied Surveyors Scotland.

**Lyle House  
Fairways Business Park  
INVERNESS**

**IV2 6AA**

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