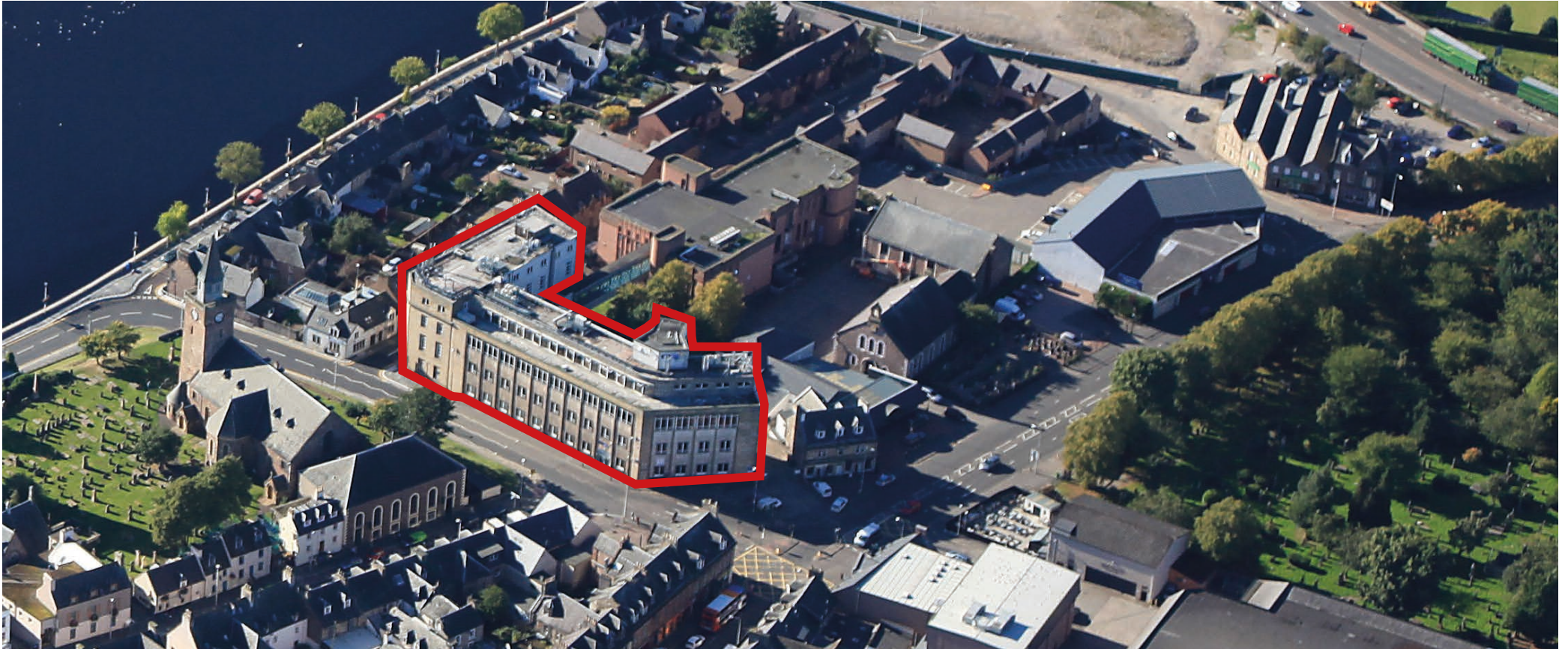


TO LET
OFFICE

AVISON
YOUNG

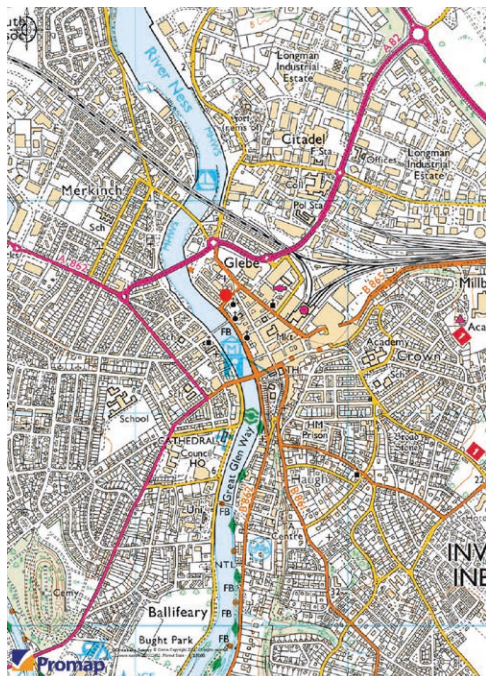
GRAHAM
SIBBALD



Fraser House

Friars Lane, Inverness, IV1 1RN

- Modern offices with car parking
- Suites ranging from 265 sq.ft to 9,818 sq.ft
- Centrally located within Inverness city centre
- Flexible terms available
- On the instructions of BT



LOCATION

The city of Inverness has a population of circa 65,000 and is the administrative centre of the Highlands. Inverness is a predominantly service based area with the Highland Council, Scottish National Heritage, NHS Highland, Highlands & Islands Enterprise all having Headquarters in the city. The city benefits from excellent road, rail, sea and air services. Inverness Airport is located 8 miles to the east of the city on the A96 Dalcross road with regular

flights to other major cities in the UK and Europe. The A9 provides access south to Perth (112 miles) and the Central Belt. The A96 links east to Aberdeen (105 miles) and the A82 to Fort William (65 miles).

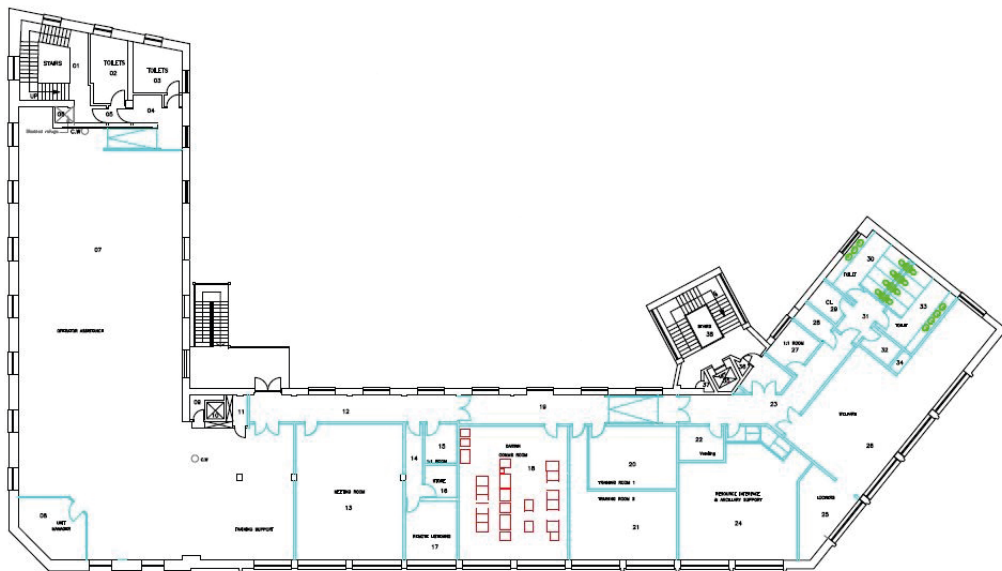
The subjects are situated within the city centre and benefit from easy access directly onto the A82 and a short walking distance from Rose Street multi-storey car park, Inverness bus station and Inverness rail station. This part of the city centre

has recently benefited from streetscape improvement works which have greatly enhanced the city centre environment.

DESCRIPTION

The property comprises a four storey building providing Headquarters Exchange for British Telecom in Inverness. Office spaces on the second and third floor are accessed via a central core and are now available with the following specification:

- DDA Compliant
- Ceiling tiles with suspended category 2 light fittings
- Fully cabled
- Outstanding views over the River Ness and surrounding area
- Male, female and disabled toilets
- Large staff canteen area
- Single 6 person passenger lift
- Security manned reception



ACCOMMODATION

According to our calculations from measurements taken onsite, we estimate the modern office suites range from 24.6 sq.m / 265 sq.ft to 912.1 sq.m / 9,818 sq.ft or thereby.

SERVICES

The property is connected to mains water and electricity, private LPG gas supply with drainage being to the main sewer.

RATEABLE VALUE

To be reassessed.

LEASE TERMS

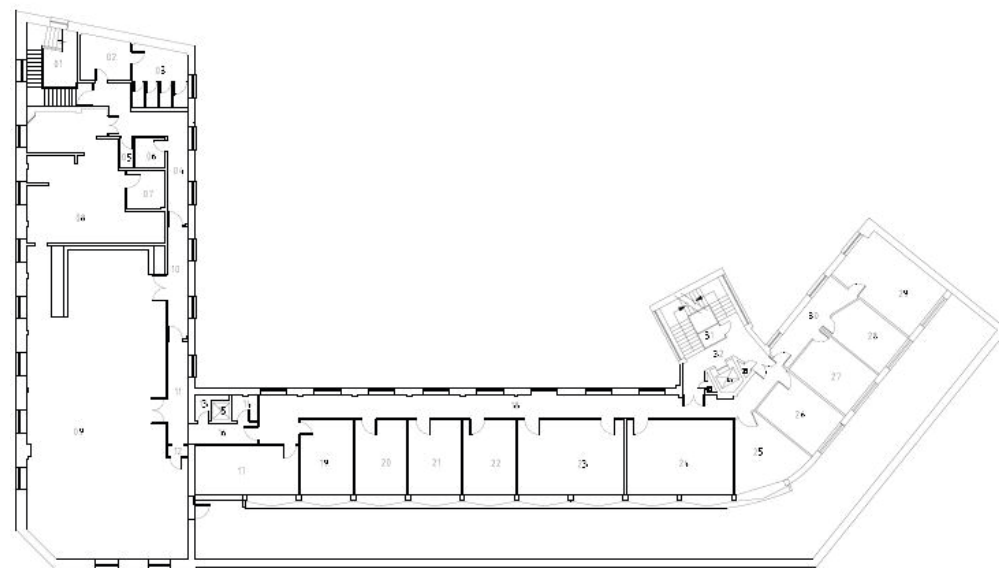
Flexible terms are available on request to the Marketing Agents.

RENTAL

On application.

LEGAL COSTS

Each party will meet their own legal costs.



ENTRY

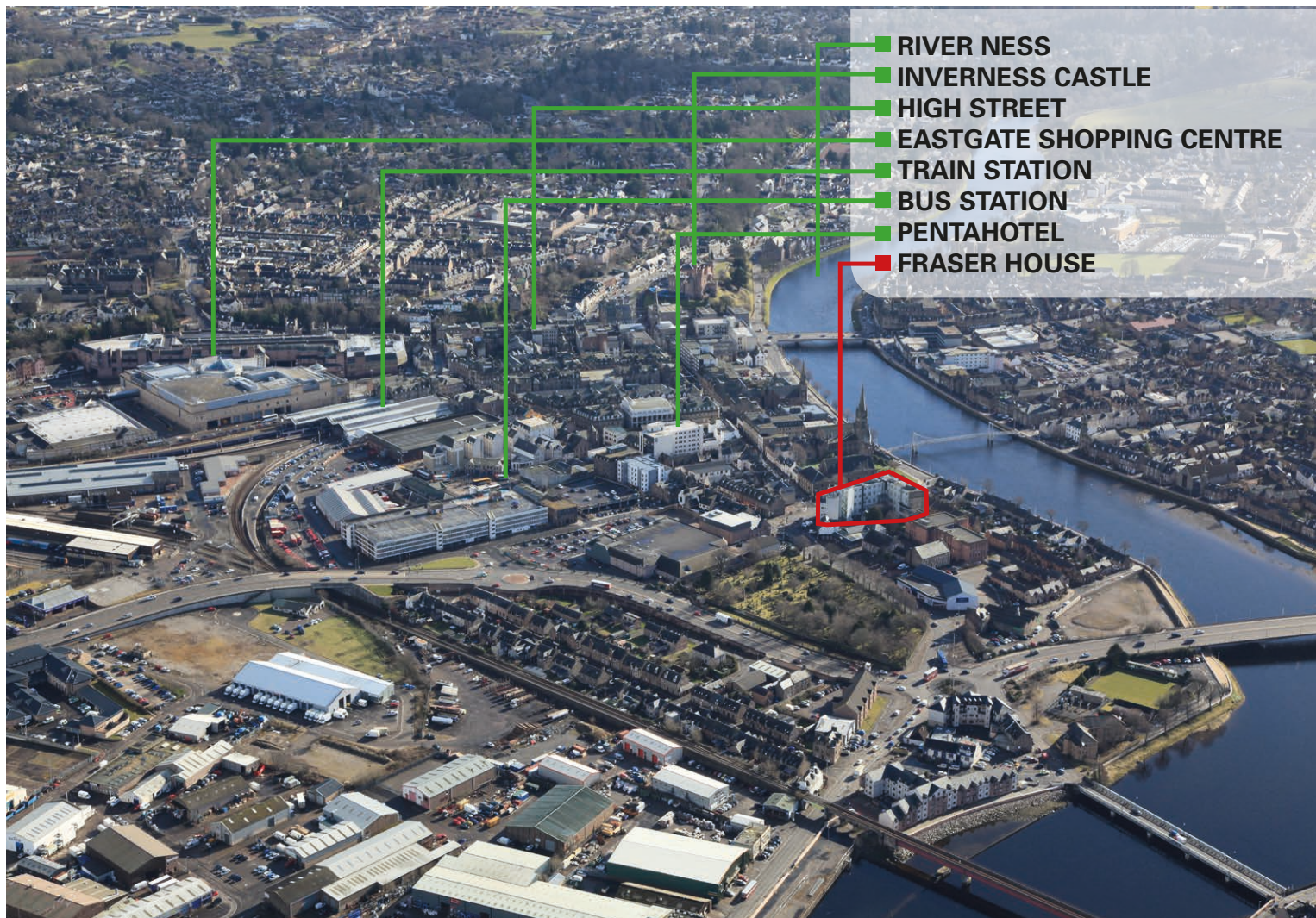
By mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

On application.

VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald



To arrange a viewing contact:



Graham + Sibbald

4 Ardross Street

Inverness

IV3 5NN

Kenny McKenzie

01463 701887

Kenny.McKenzie@g-s.co.uk



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127 Fountainbridge

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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.
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6. Date of Publication: February 2019