

SPACE TO LET

AURORA HOUSE AND SOLASTA HOUSE INVERNESS CAMPUS



EUROPE & SCOTLAND
European Regional Development Fund
Investing in a Smart, Sustainable and Inclusive Future



Eòrpa agus Alba
Maoin Leasachaidh Roinnean na h-Eòrpa
't' tagadh ann an Am n' teachd Gleuda, Seasmhach is In-ghabhla

inverness campus | làrach inbhir nis



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd's nan Eilean



Aurora House and Solasta House offer Grade A buildings for Life Sciences and Technology organisations. Located at the world class Inverness Campus, each building is finished to an excellent standard and bespoke office and laboratory fit out is available.

Inverness Campus offers opportunity for businesses to grow alongside like-minded organisations and benefit from close proximity to academic and research organisations like the University of the Highlands and Islands and Scotland's Rural College, as well as NHS Highland. For those in the Life Sciences sector, the Campus brings Enterprise Area benefits, such as business rates relief. Highlands and Islands Enterprise can offer a range of support to grow your business.

PRICING AND AVAILABILITY

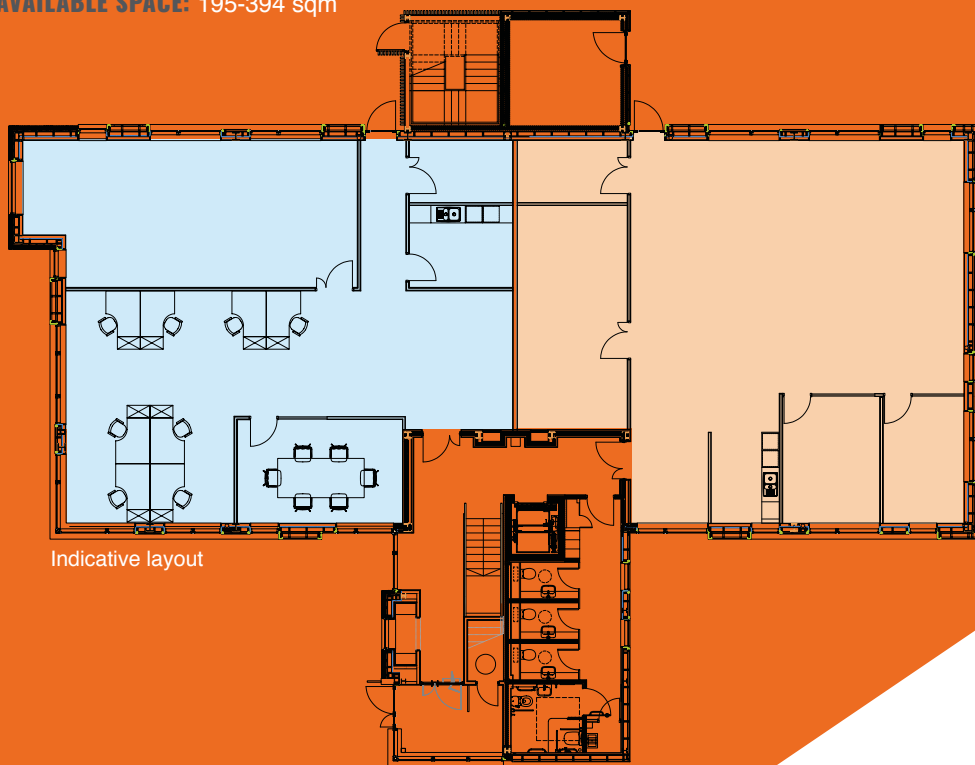
Please contact Highlands and Islands Enterprise for details of current availability.
Rent is subject to the specification of any agreed fit out.

TERMS AND CONDITIONS

- Minimum 5 year lease on Tenant Full Repairing basis
- Building service charge and insurance are applicable
- Business rates payable by occupier - discounts may be available
- VAT applicable on all costs
- Each party responsible for own legal costs

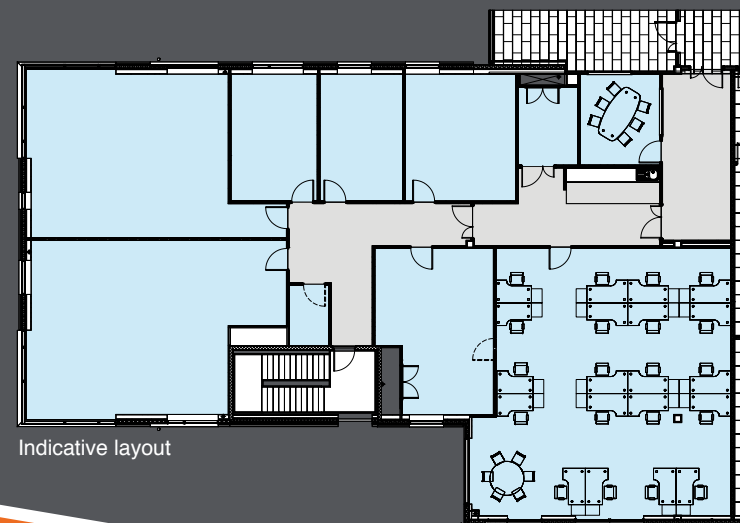
AURORA HOUSE - GROUND FLOOR

AVAILABLE SPACE: 195-394 sqm



SOLASTA HOUSE - FIRST FLOOR

AVAILABLE SPACE: 69-386 sqm



SPECIFICATION:




- EPC A rated buildings
- Raised access flooring with CAT 6 cabling
- High speed fibre available
- Informal break-out spaces
- Perimeter drainage for lab use
- Secure controlled access
- High quality WC and Shower facilities
- Attractive landscaped grounds
- Secure cycle parking
- Shared car parking
- Solasta House benefits from an full height atrium entrance, prestigious shared meeting room and service riser to roof plant area

VIEWINGS AND MORE INFORMATION

Highlands and Islands Enterprise
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10 Inverness Campus
Inverness
IV2 5NA
Scotland

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INVERNESS CAMPUS BOASTS EXCELLENT CONNECTIONS

-  Inverness Airport – 15 min drive. Daily connections include Amsterdam, Heathrow and Gatwick.
-  Inverness Railway Station – 2km on foot or by bike, 9 min by bus or car.
-  Adjacent to A9 and A96 trunk roads providing links to Edinburgh, Glasgow and Aberdeen.



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inverness | **làrach**
campus | **inbhir nis**


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