

TO LET
MODERN OFFICE PAVILLION



**First Floor, Okyel house,
Cradlehall Business Park,
Inverness, IV2 5HG**

- Prime Business Park Location
- Easy Connection to A96 and A9 Trunk Roads
- Well specified office with car parking
- First Floor extends to 242.03 sq. m / 2,605 sq. ft.
- Private parking (9 spaces)
- Floor plans available on request to marketing agents.



To arrange a viewing please contact:



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LEASE TERMS

The property is available on full repairing and insuring lease terms subject to landlord approval.

LEGAL COSTS

Each party will be responsible for the own legal costs. Should LBBT or registration dues be applicable, the tenant will be liable.

VAT

All figures quoted are net of VAT.

EPC

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DATE OF ENTRY

The subjects will be available from 1 June 2026, subject to completion of legal missives.

VIEWING + OFFICE ADDRESS

Graham + Sibbald
Chartered Surveyors
4 Aross Street
Inverness
IV3 5NN

LOCATION

Cradlehall Business Park occupies an excellent location to the east side of Inverness and lies within easy reach of all arterial routes and the city centre itself. The parks modern but rural feel offers occupiers a superb profile in one of Inverness's strongest business locations.

Surrounding occupiers include Brodies, Johnston Carmichael, Savills, Pat Munro, NHS Highland & Ledingham Chalmers. The campus for the University of the Highlands & Islands opened in 2015 and lies immediately to the north of the park which includes a Health Science Centre and Scottish Agricultural College.

DESCRIPTION

The subjects comprise a self-contained, modern office pavilion, with dedicated car parking. The building presents well and benefits from high-quality internal finishes and amenities, including kitchen and staff facilities. The first floor offers a combination of open-plan office accommodation and private office space. WC facilities are provided on both floors.

The internal specification is of a modern standard, incorporating painted walls, carpet-tiled flooring, and a suspended acoustic tiled ceiling. The floors are raised and fitted with floor boxes for flexible cabling solutions. The property is equipped with a comfort cooling and heating system, an air handling system, and a platform lift serving both floors, ensuring accessibility throughout. Externally, there is a dedicated mono-block paved car park providing space for up to 9 vehicles.

ACCOMMODATION

We calculate that the property extends to the following approximate floor areas:

Floor	SQ.M	SQ.FT
First	242.03	2,605

RATABLE VALUE

To be reassessed.

RENT

On application.

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.
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6. Date of Publication: January 2026