

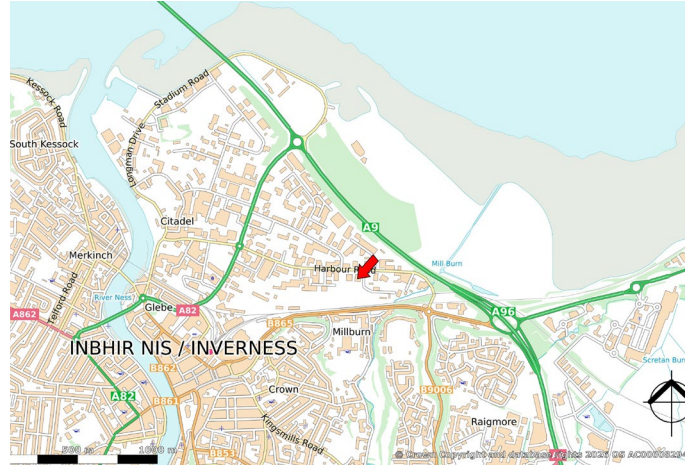
TO LET
OFFICE SUITE

 GRAHAM
SIBBALD



**Suite 2, First Floor, Mulberry House,
Inverness, IV1 1UA.**

- Prominent location in the Longman, Inverness
- Large car park to the rear of the premises offering over 100 spaces
- Flexible lease terms available



LOCATION

Mulberry House is located within the heart of the Longman occupying a prominent location on Harbour Road which is the main thoroughfare through the area and provides strong transport links with easy access to road networks linking Inverness to the North and South.

DESCRIPTION

The premises are located over the first floor of a two storey detached property. The ground floor units are used for a mixture of both retail and office accommodation. Access is granted to the premises via a private entrance and stairwell with lift access.

ACCOMMODATION

We calculate that the suite extends to the following approximate floor area (NIA):

Suite	Sq.m	Sq.ft
2	202	2,174

The suite offers:

- Raised access floors
- New suspended ceiling and reassessed lighting
- Secure door entry
- Prominent location in the Longman

SERVICES

We understand the property is connected to mains supply for water, electricity and gas whilst drainage is to the main sewer.

PARKING

The premises has the additional benefit of up to 100 car parking spaces.

RATEABLE VALUE

The rateable value for Suite 2 is £26,500.

LEGAL COSTS + VAT

Each party will pay their own legal costs. Should LBTT or registration dues be applicable the ingoing purchaser will be liable.

VAT is applicable on all aspects of this transaction.

ENTRY

By mutual agreement

EPC

A.

RENTAL

On application.

LEASE TERMS

The suite is available to let on flexible terms.

VIEWING

Graham + Sibbald, Chartered Surveyors
4 Ardross Street, Inverness, IV3 5NN

To arrange a viewing please contact:



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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.
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5. Date Published: January 2026

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