

TO LET
OFFICE

 **GRAHAM
SIBBALD**



**Suite 1, Ground Floor, Willow House,
Stoneyfield Business Park,
Inverness, IV2 7PA**

- 5 dedicated car parking spaces
- Net Internal Area: 119.75 sq.m / 1,289 sq.ft or thereby
- Rental: £21,250 per annum
- Adjacent to the Inverness Campus and Inverness Retail Park

LOCATION

The suite is situated within Stoneyfield Business Park lying approximately 1 mile East of Inverness City Centre. Stoneyfield Business Park has direct access onto the A96 and nearby A9.

Stoneyfield Business Park is well located and benefits from close provision of amenities offered at Inverness Retail Park, situated to the South-East. In addition, the Business Park is situated adjacent to the University of the Highlands and Islands Campus developed by Highlands and Islands Enterprise.

A pedestrian access leads to the public transport link to the Inverness Campus and Inverness Retail Park. Nearby occupiers include Hazel House Dental Practice, Fairhurst Engineering, Howdens Garden Centre and Holiday Inn Express. Adjacent to Inverness Campus developed by Highlands and Islands Enterprise.

ACCOMMODATION

The Net Internal Area of the property extends to 119.75 sq.m / 1,289 sq.ft or thereby.

The ground floor office benefits from the following:

- Raised access floors
- Allocated parking facilities
- Fully DDA compliant
- Dedicated kitchen facilities



SERVICES

We understand the property is connected to main supplies for water and electricity.

RENTAL

£21,250 per annum

LEASE TERMS

Our client is seeking a minimum of 3 years on standard commercial terms.

RATEABLE VALUE

Subjects are entered in the Valuation roll with the Rateable Value of £20,000.

SERVICE CHARGE

Applicable in relation to the cost of maintenance of common areas. Figures are available on application.

LEGAL COSTS

Each party will be responsible for their own legal costs. Should any LBTT or registration dues be applicable the Tenant will be liable.

ENTRY

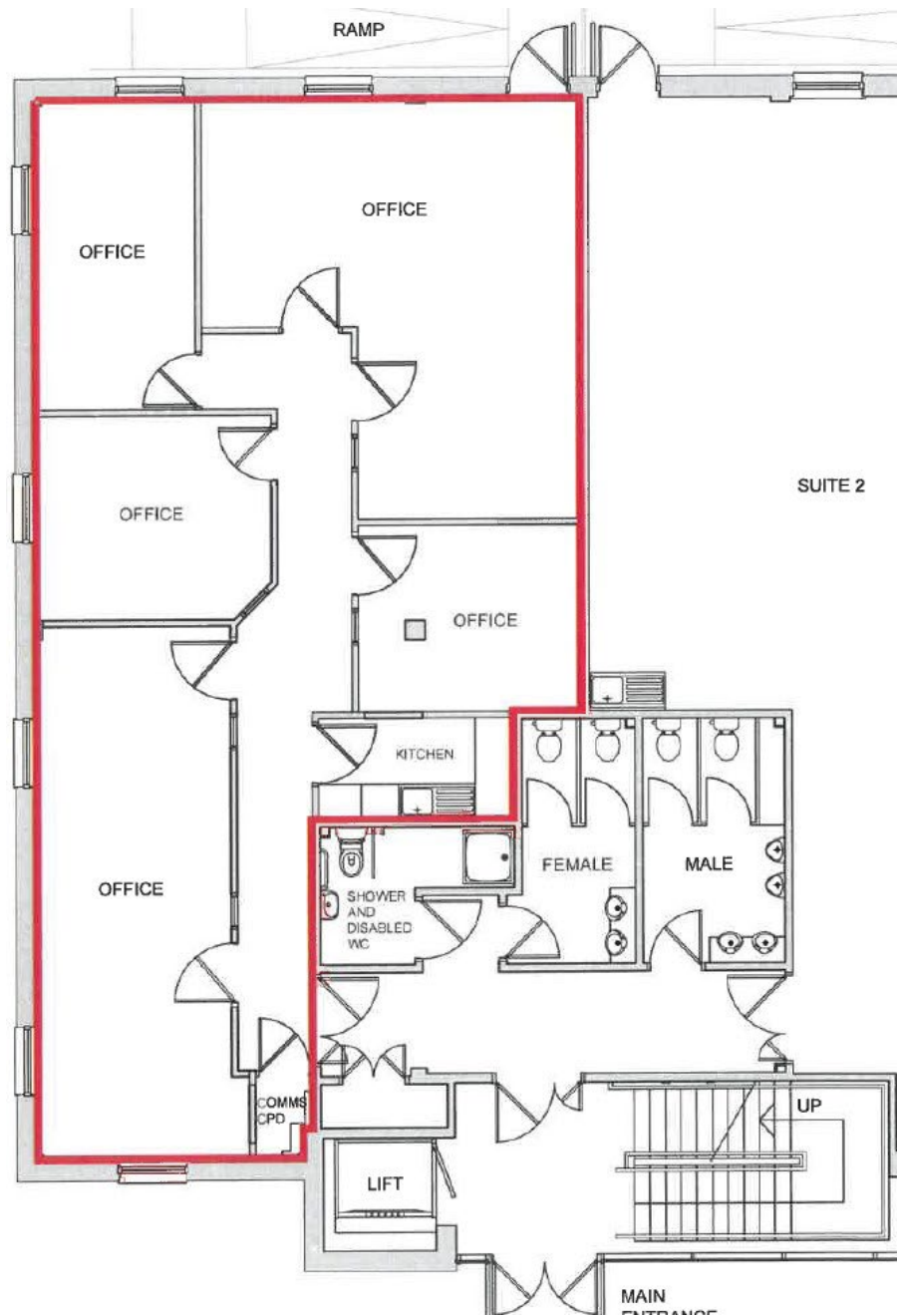
March 2026

ENERGY PERFORMANCE CERTIFICATE

On Application

VAT

Applicable



To arrange a viewing please contact:



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Graduate Surveyor

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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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: November 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.