

TO LET  
OFFICE SUITE

 **GRAHAM  
SIBBALD**



**Suite 2A, First Floor, Willow House,  
Stoneyfield Business Park,  
Inverness, IV2 7PA**

- 10 designated car parking spaces
- Net Internal Area: 158 sq. m / 1,700 sq. ft
- Rental: £28,050 plus VAT.
- 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 158 sq.m / 1,700 sq.ft or thereby.

The first 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.

## RATEABLE VALUE

The Rateable Value for the property is £25,000.

## RENTAL

£28,050 per annum net of VAT.

## SERVICE CHARGE

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

## LEASE TERMS

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

## 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.



To arrange a viewing please contact:



**KENNY MCKENZIE**

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**ANNA MASSIE**

**Graduate Surveyor**

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## VAT

Applicable.

## EPC

On Application.

## ENTRY

To be negotiated with the current tenant.

## VIEWING

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

## 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: Jan 2026

## 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.