

TO LET

MODERN OFFICE

PRIME BUSINESS PARK

FIRST FLOOR OFFICE SUITE

EXTENDS TO 204.65 M² (2,202 FT²)

HIGH SPEC. PAVILION

EASY ACCESS TO TRUNK ROADS

ON-SITE CAR PARKING

EXCELLENT EPC "A" RATING

RENT: £38,500 PER ANNUM

IMMEDIATE ENTRY AVAILABLE



what3words

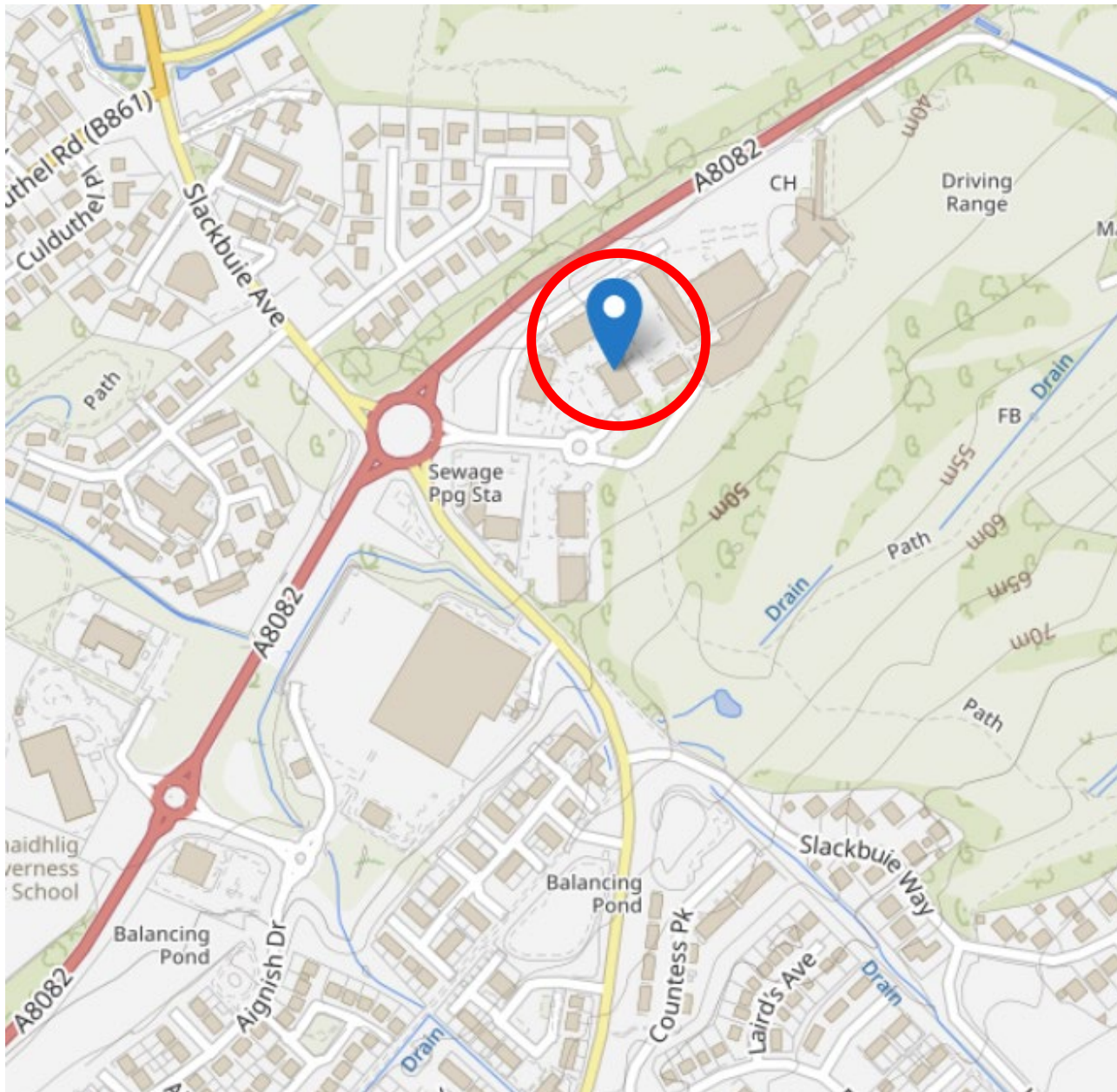


Virtual Tour

**FIRST FLOOR LEFT, CAMAS HOUSE,
FAIRWAYS BUSINESS PARK, INVERNESS, IV2 6AA**

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LOCATION

Inverness is the main commercial and administrative centre for the Highlands and Islands, with a population of over 65,000 and a wider catchment of around 350,000. The city continues to grow and acts as a key base for business, tourism and public sector employment across the region.

It is well connected, with the A9 running north and south and the A96 linking east towards Nairn and Aberdeen, approximately 104 miles southeast. Edinburgh and Glasgow are around 157 miles and 170 miles south. Inverness railway station is the terminus of the Highland Main Line, with services to Wick and Thurso and connections to Elgin, Aberdeen, Perth, Glasgow and Edinburgh. The Caledonian Sleeper operates overnight to London. Inverness Airport at Dalcross, about 8 miles east, offers UK and European flights and has its own rail halt. The city is also home to Inverness College UHI, part of the University of the Highlands and Islands, with approximately 8,500 students.

Fairways Business Park is a well-established development of five modern office pavilions around 2 miles south of the city centre. The park is accessed directly from the Southern Distributor Road (A8082), providing easy connections to both the A9 and A96. Fairways Leisure Park sits alongside, including Loch Ness Golf Course and driving range, an indoor bowling centre and Inverness Kart Raceway.

Other occupiers within Camas House are Robertson Construction, Stronachs LLP and Handelsbanken PLC. Nearby there is a Travelodge, Asda supermarket and Inshes Retail Park. There are regular bus services to and from the city centre.



DESCRIPTION

The subjects comprise a first-floor office suite within a modern two storey standalone office pavilion of masonry construction with glazed curtain walling providing excellent natural light. The glazing incorporates a mirrored solar film reducing solar gain by up to 78%.

The building features a high quality glazed common entrance with secure door entry, together with stair and passenger lift access to the first floor.

The suite is predominantly open plan and suitable for an incoming tenant's fit out. Specification includes raised access floors, electric comfort cooling and heating, and a suspended ceiling with recessed lighting. Ladies and gents WCs and a shower are provided from the common first floor landing.

Externally, there is security lighting and on-site car parking, with 8 spaces allocated to the suite.

FLOOR AREA

The office suite has a Net Internal Area extending to approximately 204.65 m² (2,202 ft²).

RATEABLE VALUE

The property is entered in the current Valuation Roll with an NAV/RV of £35,000.

PLANNING

Class 4 (Business) use under the Town and Country Planning (Use Classes) (Scotland) Order.

EPC

The building has an excellent EPC rating of A (11).

The Energy Performance Certificate and Recommendations Report are available on request.

SERVICE CHARGE

A service charge is payable in addition to rent in respect of the maintenance, repair and management of the common parts and shared services. Further details on request.

LEASE DETAILS

The accommodation is available to let on full repairing and insuring lease terms at a rental of £38,500 per annum, exclusive of VAT.

ENTRY

Early entry is available, subject to conclusion of Missives.

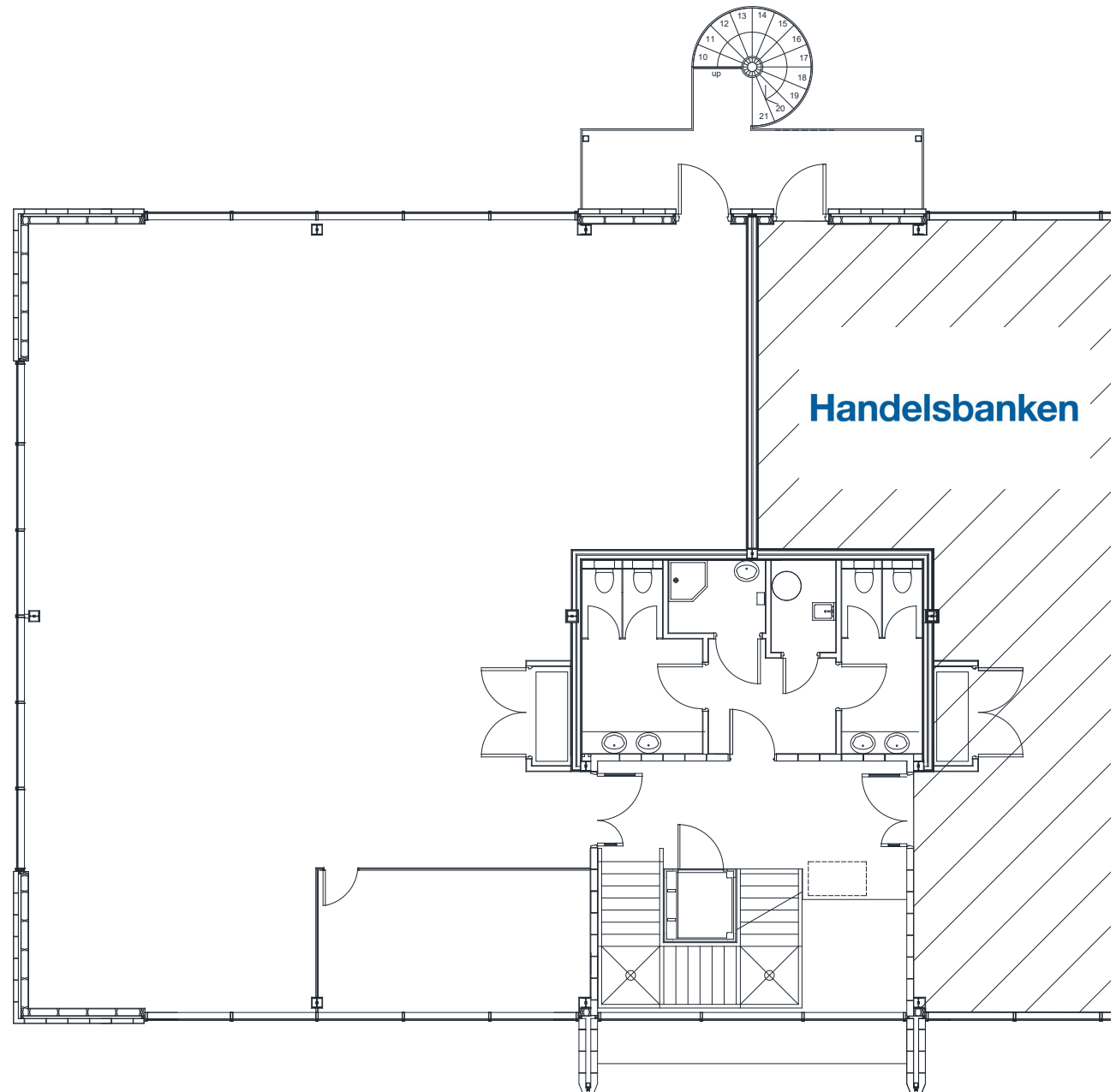
LEGAL COSTS

Each party will be responsible for bearing their own legal costs incurred in connection with the preparation, negotiation and completion of the lease documentation.

The incoming tenant will also be responsible for any LBTT, registration dues and VAT thereon.

VAT

The building is elected for VAT, which will be payable on the rent and service charge.







Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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