

TO LET

SERVICED OFFICE SUITE

MODERN GROUND FLOOR
PREMISES

SELF-CONTAINED SUITE
WITH ITS OWN ENTRANCE

EXTENDS TO 35.06 M² (377 FT²)

SHARED MEETING ROOM
& SERVICES

ATTRACTIVE BUSINESS PARK
SETTING

EASY TRUNK ROAD ACCESS

CLOSE TO RETAIL PARK
& UHI CAMPUS

QUALIFIES FOR
100% RATES RELIEF

EARLY ENTRY AVAILABLE

"ALL-INCLUSIVE"
RENT ON APPLICATION



**GROUND FLOOR SERVICED OFFICE SUITE
HAZEL HOUSE, STONEYFIELD BUSINESS PARK, INVERNESS, IV2 7PA**

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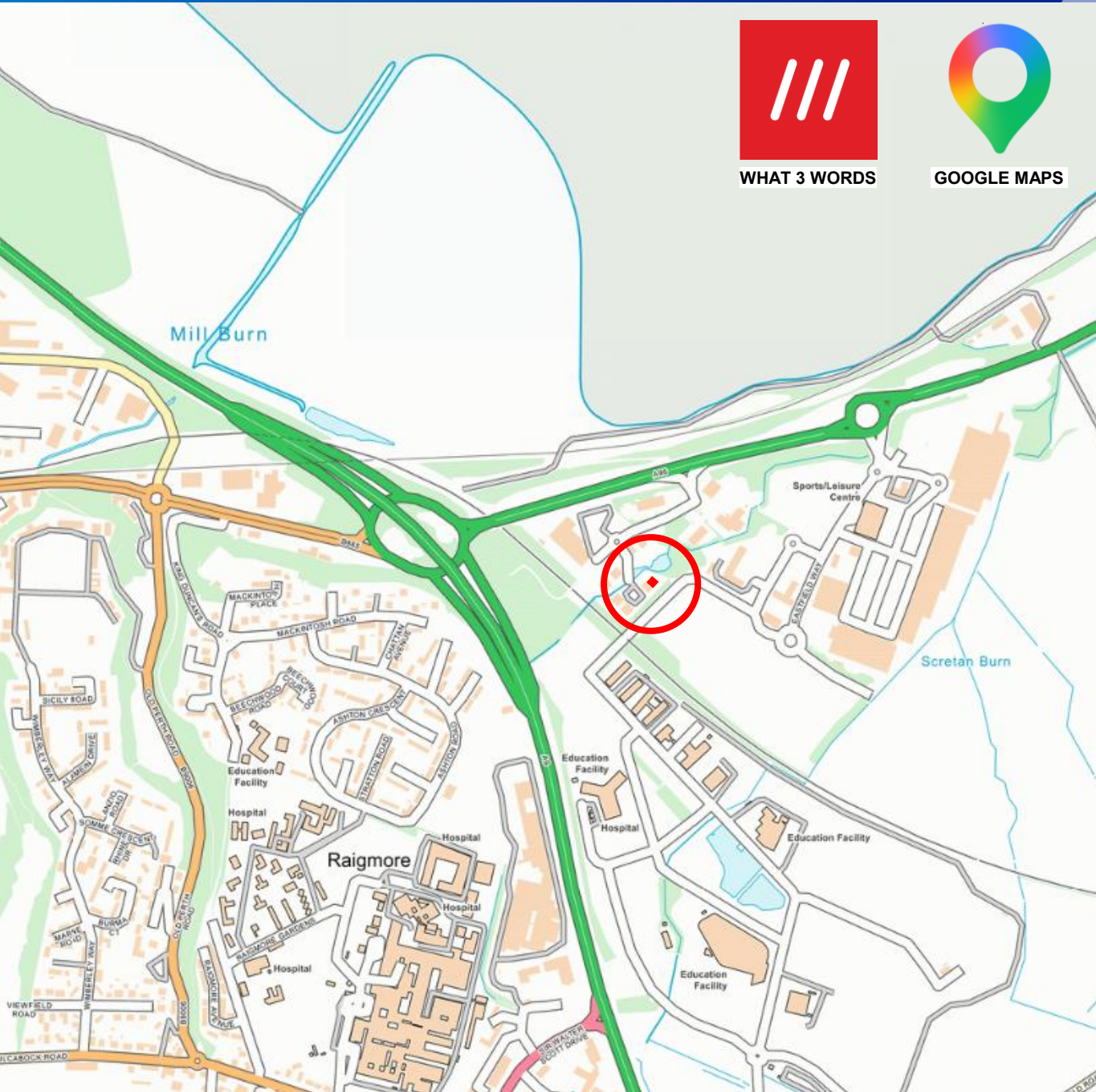




WHAT 3 WORDS



GOOGLE MAPS



LOCATION

Hazel House is situated within Stoneyfield Business Park, an established business location approximately 1 mile east of Inverness City Centre. The development benefits from direct access onto the A96 trunk road and an attractive setting with landscaped grounds and a central pond. Inverness Retail Park, the University of the Highlands & Islands campus, Howdens Garden Centre, two hotels and a pub/restaurant are all within easy walking distance.

The suite will benefit from shared facilities and services with Shepherd Chartered Surveyors. Other occupiers within the business park include Stoneyfield Dental Practice, Fairhurst, Tulloch Homes and HGA.

DESCRIPTION

The subjects comprise self-contained ground floor office accommodation within Hazel House. The accommodation provides high quality open plan office space with excellent natural daylight, uPVC double glazed windows, raised access flooring for data and power cabling, and LED lighting incorporated within a suspended ceiling grid. The property benefits from dedicated entrance doors and on-site car parking.

The occupier will benefit from a shared meeting room (configured for up to 8 people), kitchen and welfare facilities, including male, female and accessible toilets, together with certain shared services provided by Shepherd Chartered Surveyors.

The suite is ready for fitting out by an incoming occupier, if required.

FLOOR AREA

The self-contained suite extends to circa 35.06 sq m (377 sq ft).



SHARED SERVICES

The all-inclusive rent includes high speed broadband, lighting, small power, cleaning of common areas, use of the shared meeting room, kitchen and welfare facilities, and 24/7 access.

RATEABLE VALUE

To be assessed for rating purposes on occupation. The occupier will be liable for non-domestic rates. It is anticipated that 100% rates relief will be available under the Small Business Bonus Scheme.

EPC

Band A (09).

PLANNING

Class 4 (Business) use.

LEASE TERMS

Flexible lease terms are available on an "all-inclusive" basis. Rent on application.

ENTRY

Early entry is available, subject to agreement.

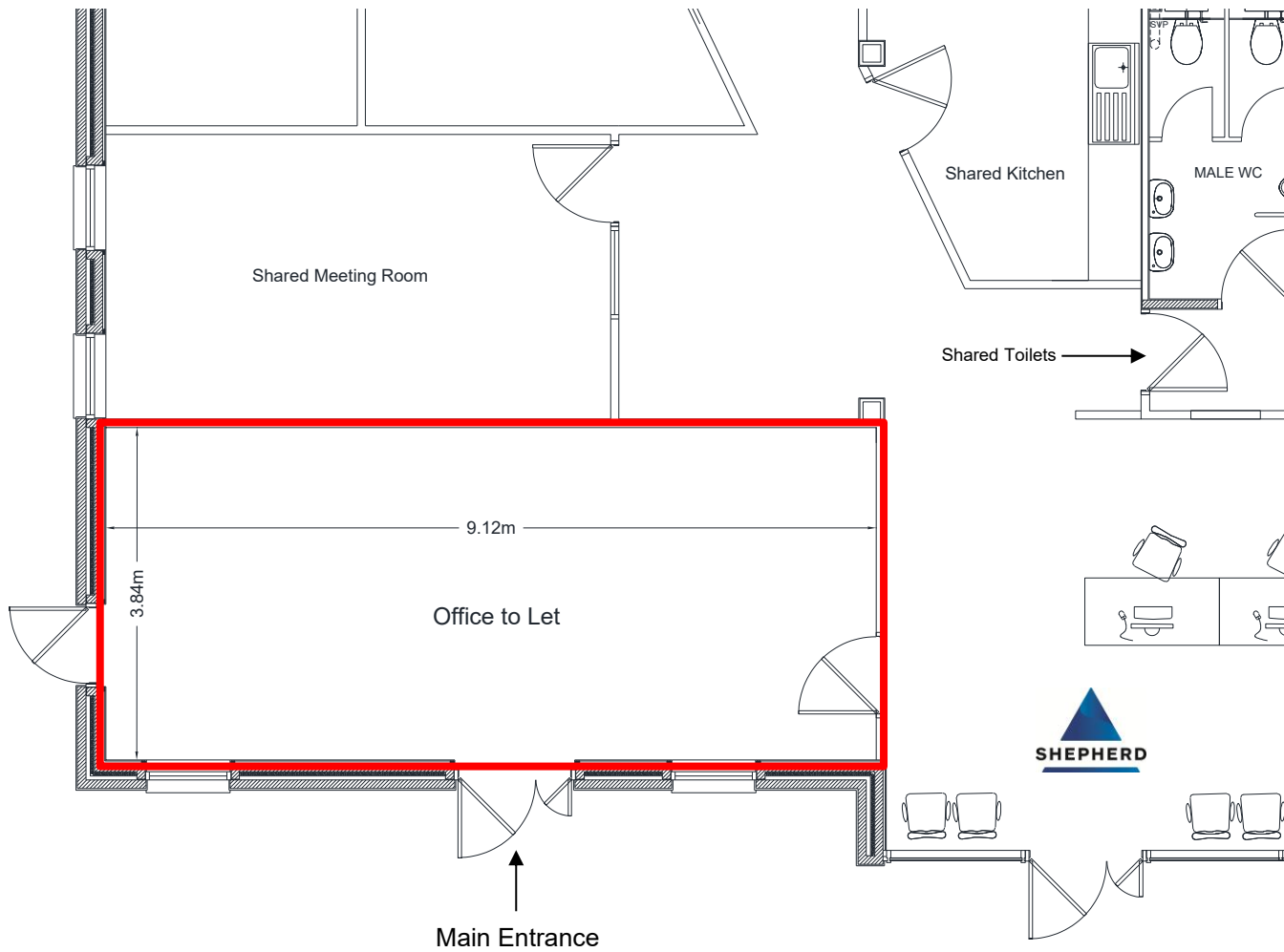
VAT

This will be charged at the prevailing rate. All figures are quoted exclusive of VAT.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in any transaction. In the normal manner, the incoming tenant will be responsible for any LBTT, Registration Dues and VAT thereon.

FLOOR LAYOUT



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.

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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