

TO LET

Ryden

- New Space in Canalside Setting
- Flexible Space with Excellent Parking & Bike Racks
- Close to Inverness City Centre
- Highly Energy Efficient



**TREEHOUSE, CARSEGATE ROAD
INVERNESS IV3 8EX**

GET IN TOUCH

CONTACT alan.gilkison@ryden.co.uk

TELEPHONE 07770 331525

Viewing is strictly by arrangement with the sole letting agents

**4,496
SQUARE FEET**

**418
SQUARE METRES**

GLASGOW

**Onyx
215 Bothwell Street
Glasgow
G2 7EZ**



ryden.co.uk

TREEHOUSE, CARSEGATE ROAD INVERNESS

LOCATION

A striking new office building to let on Carsegate Road, Inverness close to the entrance to the Caledonian Canal. This highly specified building can also accommodate studio and clean workshop uses and benefits from many green features as well as generous parking areas and cycle racks.

PROPERTY DESCRIPTION

The building is now complete and ready for occupation. The first floor has been reserved for community uses and features large meeting areas, a spacious kitchen plus toilets all of which can be made available to tenants for events. The ground floor is available to let either as a whole or in separate suites. The suites are carpeted and there is perimeter trunking on the walls. Two suites are provided in a studio format and benefit from large glazed areas. There are two kitchen areas and well specified toilets.

The property has underfloor heating powered by an air source heat pump, is well insulated and is therefore highly energy efficient. LED lighting is used throughout.

There are stairs and a ramped access to the canal towpath running along the edge of the Muirtown basin. This is a highly attractive setting and offers excellent walking, running and cycling opportunities. Inverness town centre is within 1 mile.

ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and provides the following Net Internal Area:

4,496 sq ft (417.68 sq m)

PRICE

£14 per sq ft, per annum

VAT

All prices are exclusive of VAT and Land and Buildings Transaction Tax (LBTT).

EPC

A copy of the EPC can be provided upon request.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF PUBLICATION

October 2022



Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property May 2021. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.