

TO LET

OYKEL HOUSE

CRADLEHALL BUSINESS PARK, INVERNESS, IV2 5HG



Key Highlights

- Prime business park location
- Fully refurbished modern, high specification office pavilion
- Generous parking allocation
- Suites from 2,605 sq ft to 5,210 sq ft
- Immediate entry available
- Easy access to trunk roads
- 18 private car parking spaces
- Single let or floor by floor let

SAVILLS
33 Margaret Street
London W1G 0JD

[savills.co.uk](https://www.savills.co.uk)

savills



LOCATION

Cradlehall Business Park occupies an excellent location to the east side of Inverness and lies within easy reach of all arterial routes and the city centre itself. The park's modern but rural feel offers occupiers a superb profile in one of Inverness's strongest business locations.

Surrounding occupiers include Brodies, Johnston Carmichael, Savills, Pat Munro, NHS Highland & Ledingham Chalmers. The campus for the University of the Highlands & Islands opened in 2015 and lies immediately to the north of the park which includes a Health Science.

SPECIFICATION

The subjects comprise a self-contained, modern office pavilion, with dedicated car parking. The building presents well and benefits from high-quality internal finishes and amenities, including kitchen and staff facilities. The ground and first floor offers a combination of open-plan office accommodation and private office space. WC facilities are provided on both floors.

The internal specification is of a modern standard, incorporating painted walls, carpet-tiled flooring, and a suspended acoustic tiled ceiling. The floors are raised and fitted with floor boxes for flexible cabling solutions. The property is equipped with a comfort cooling and heating system, an air handling system, and a platform lift serving both floors, ensuring accessibility throughout.

ACCOMMODATION

We calculate that the property extends to the following approximate floor areas:

Floor	Sq Ft	Sq M
Ground Floor	2605	242.03
First Floor	2605	242.03
Total *	6750	627.09

*All Net Internal Areas are subject to final measurement.

Externally, there is on-site car parking, with approximately 18 allocated spaces and a bike shelter.



LEASE TERMS

The property is available on a full repairing and insuring lease over the entire building or on a floor-by-floor basis. Rent - on application.

SERVICE CHARGE

If let on a floor-by-floor basis there will be a service charge payable in addition to rent in respect of the maintenance, repair and management of the common parts and shared services.

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.

EPC

The building as an EPC Rating of "D".

VAT

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

CONTACTS

For further information please contact:

Sandy Rennie

07483 674 270
sandy.rennie@savills.com

Anna Massie

07803 896 938
anna.massie@g-s.co.uk



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 22.07.2026