

TO LET

# OYKEL HOUSE

CRADLEHALL BUSINESS PARK, INVERNESS, IV2 5HG



## KEY HIGHLIGHTS

- Prime Business Park Location
- 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

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## 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.

## 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
<b>Total *</b>	<b>6750</b>	<b>627.09</b>

\*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.

## 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.



## 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.

## VIEWINGS / CONTACTS

For further information please contact:

### Sandy Rennie

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### Anna Massie

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## 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.

**GRAHAM + SIBBALD**

### IMPORTANT NOTICE

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