



SUMMARY

- Excellent road, rail & air connectivity
- Variable suite sizes to suit a range of occupiers
- Business park location
- Flexible terms available

DESCRIPTION

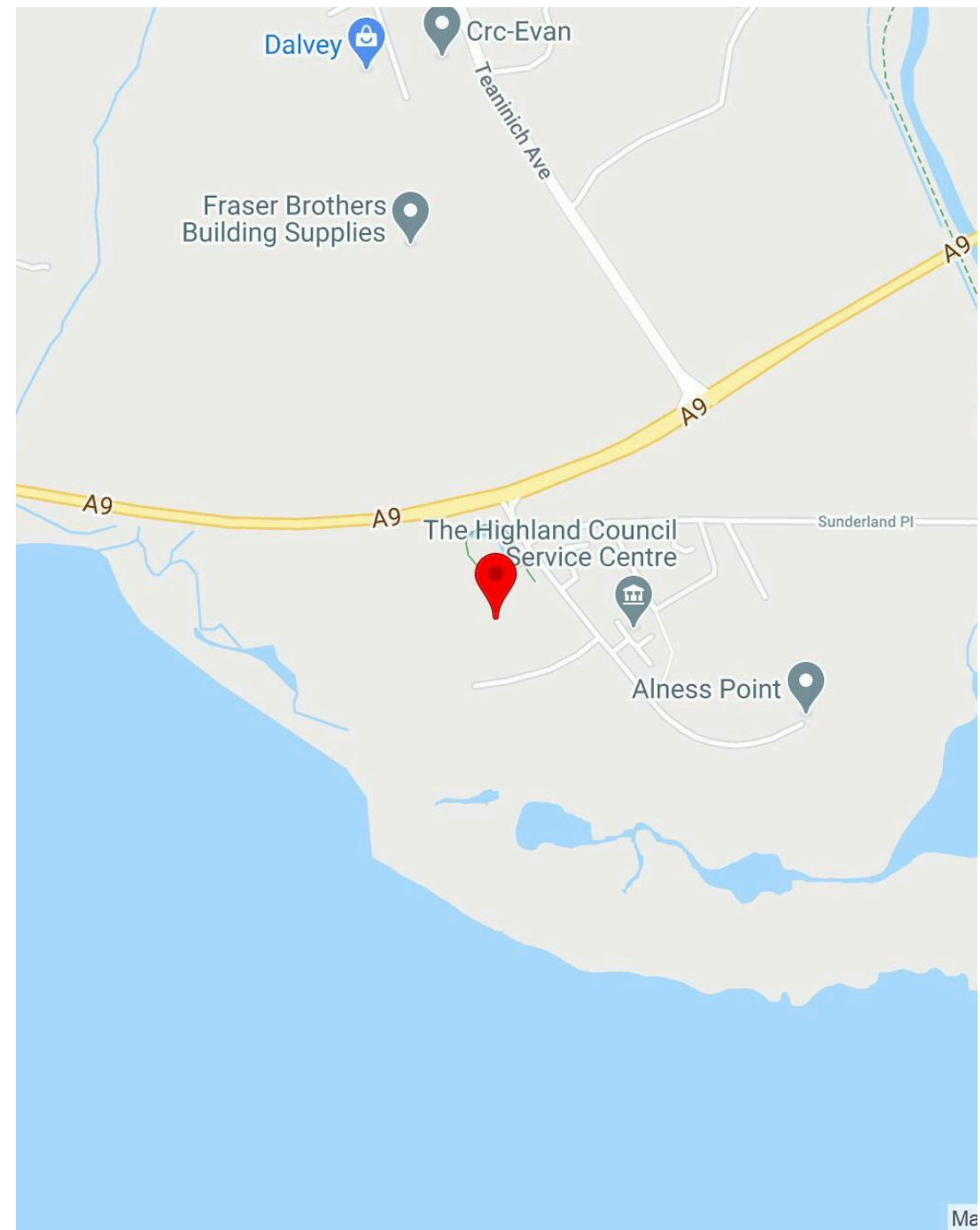
The building offers a total of 8,945 sq. ft., with 4,209 sq. ft. available on both the ground and first floors. There are flexible suite options ranging from 230 sq. ft. to accommodate various types of businesses. Located on a well-regarded business park, the property is part of a former RAF airfield site, which also includes a local college campus.



LOCATION

Alness is a thriving town located 8 miles north of Inverness on the scenic Cromarty Firth, offering easy access to the A9, the main trunk road that connects the region to key destinations such as Falkirk, Perth, and Inverness. The A9 provides a direct route for both North-South travel and access to the wider national road network.

In addition to its prime road links, Alness boasts excellent rail connections, with regular services to Inverness and beyond, ensuring convenient travel options for both business and leisure. The town is just a 30-minute drive from Inverness Airport, which offers domestic and international flights, making it an ideal location for businesses and residents who value connectivity and convenience.



Redshank House

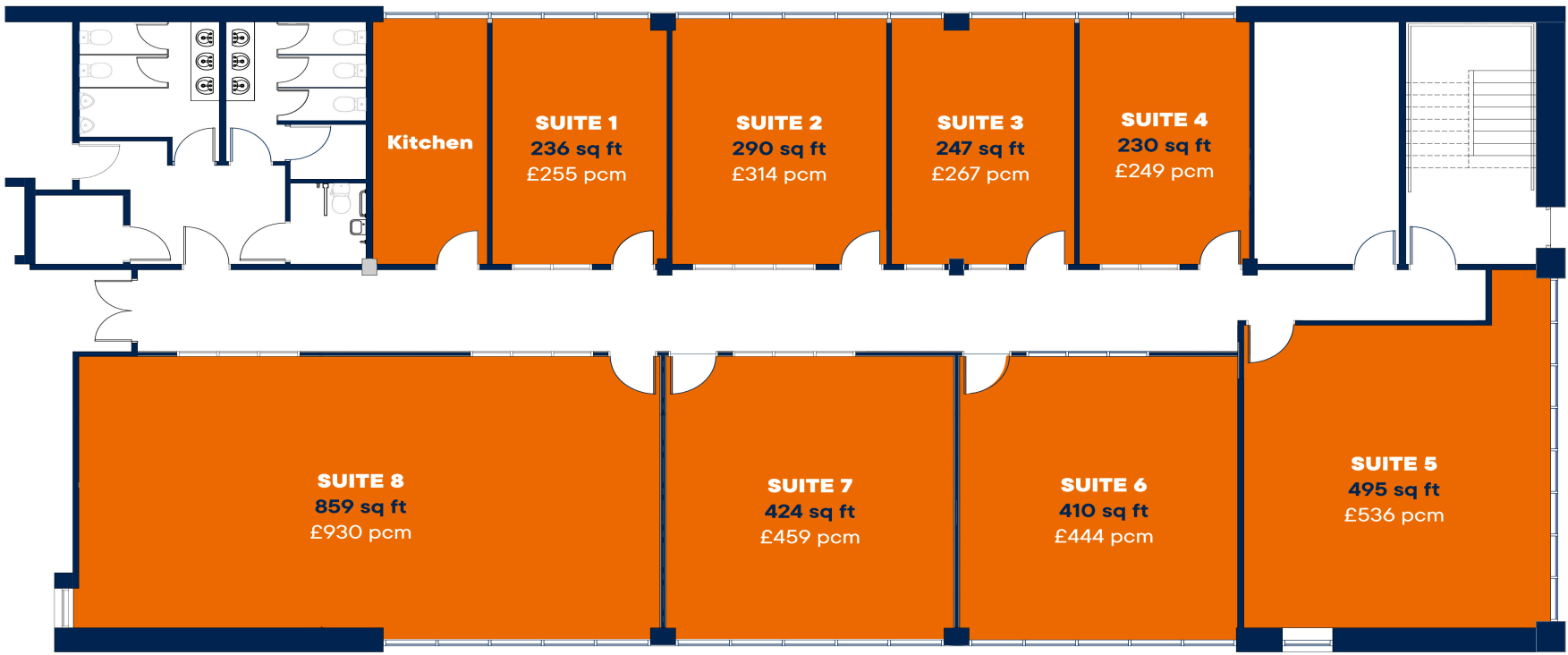


REDSHANK HOUSE FLOOR PLAN.PDF

**REDSHANK
HOUSE**

Alness Point Business,
Alness, IV17 0UP

PROPOSED FLOOR SPLIT



POTENTIAL FLOOR
SPLIT

CURRENT LAYOUT
GROUND FLOOR

CURRENT LAYOUT
FIRST FLOOR



AVAILABILITY

NAME	SIZE	RENT	SERVICE CHARGE
Ground - Ground Floor	4,209 sq ft	£10 /sq ft	On Application
Ground - Whole building	8,945 sq ft	£8 /sq ft	On Application
Suite - 1	236 sq ft	£255 /month	£79 /month
Suite - 2	290 sq ft	£314 /month	£97 /month
Suite - 3	247 sq ft	£267 /month	£83 /month
Suite - 4	230 sq ft	£249 /month	£77 /month
Suite - 5	495 sq ft	£536 /month	£165 /month
Suite - 6	410 sq ft	£444 /month	£137 /month
Suite - 7	424 sq ft	£459 /month	£141 /month
Suite - 8	859 sq ft	£930 /month	£286 /month

PRICE

Price on application

TO ARRANGE A VIEWING, PLEASE CONTACT



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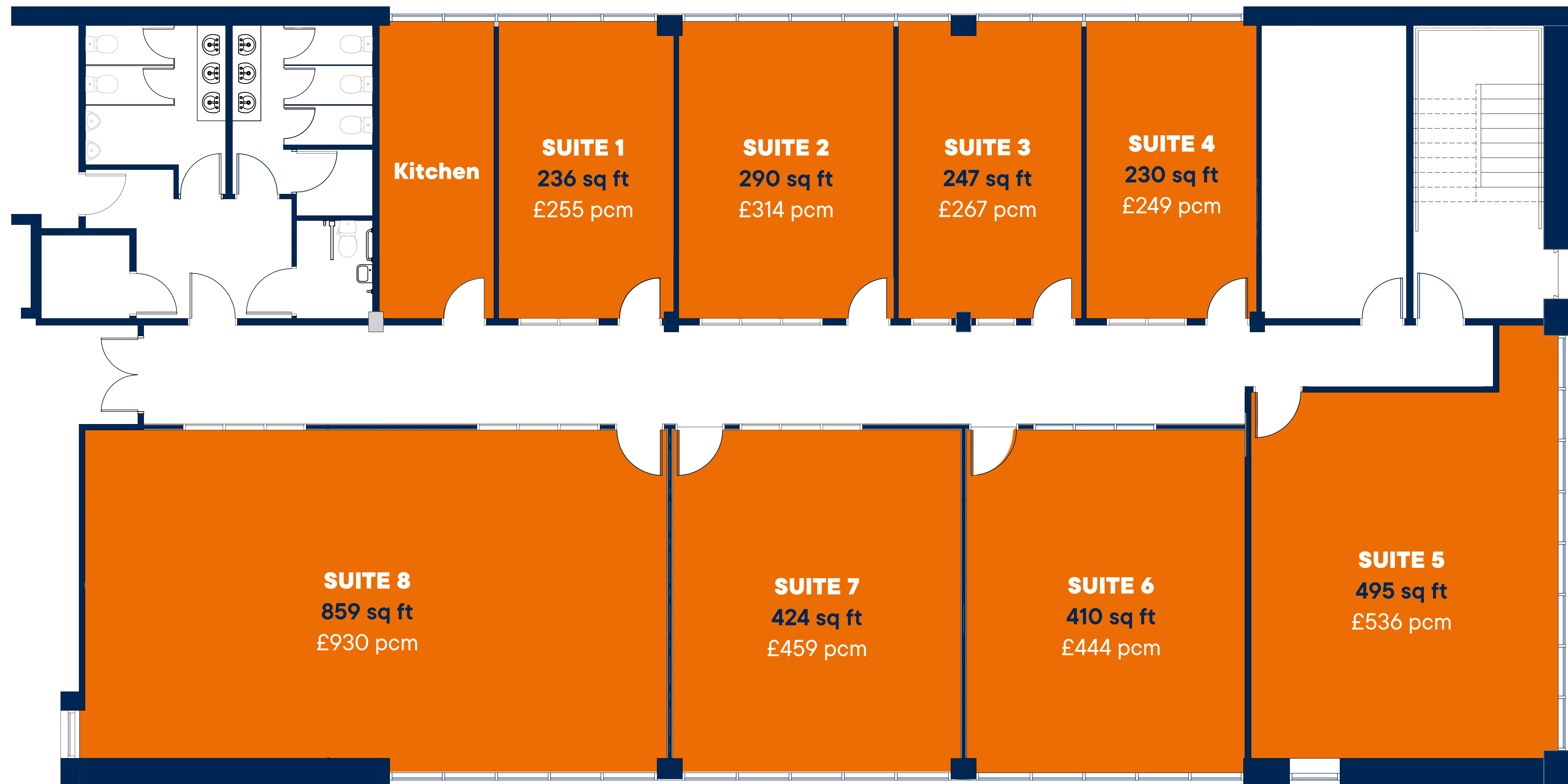
HURSTWOOD
HOLDINGS



REDSHANK HOUSE

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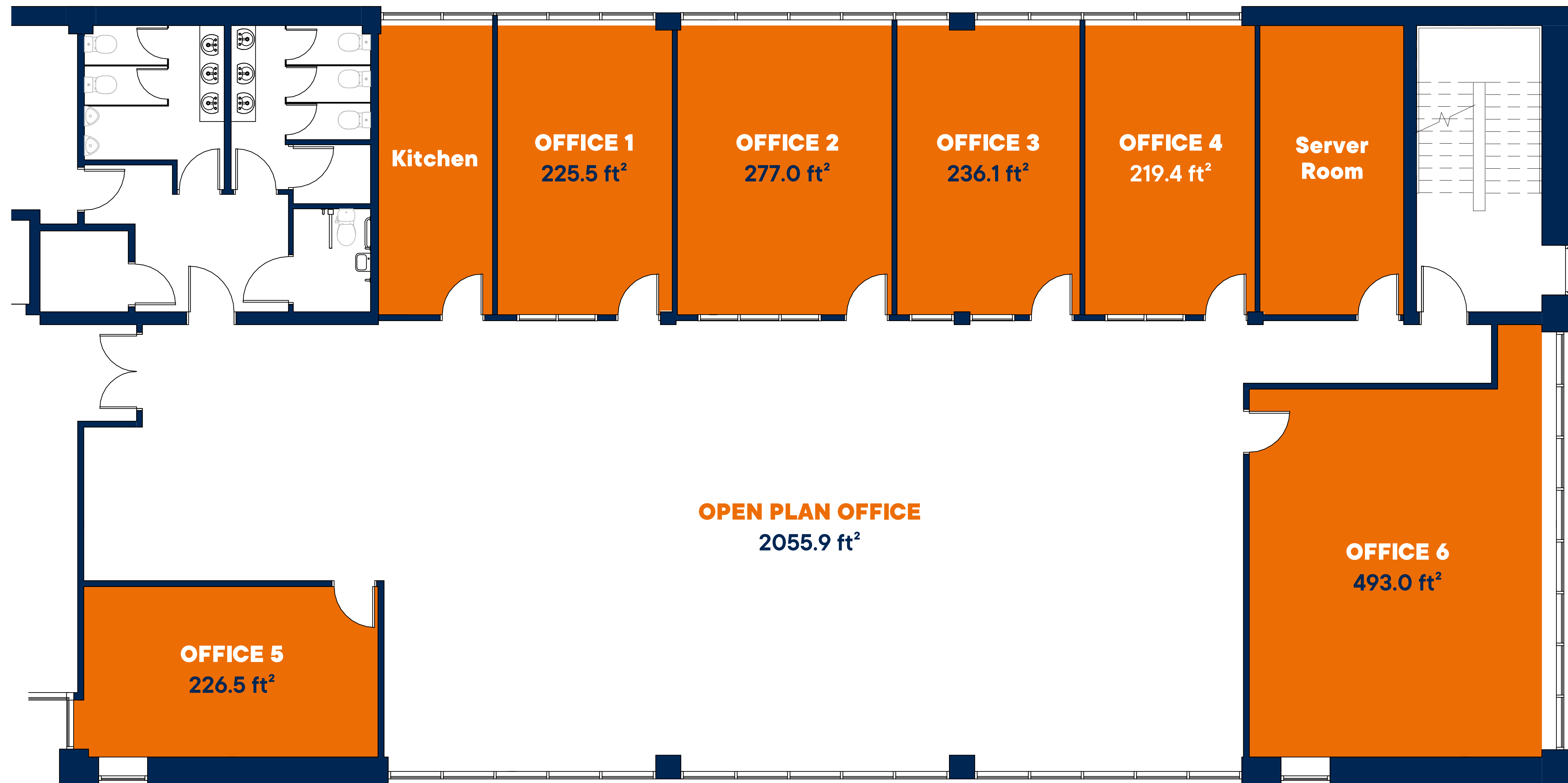
PROPOSED FLOOR SPLIT



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CURRENT LAYOUT GROUND FLOOR



REDSHANK HOUSE

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CURRENT LAYOUT FIRST FLOOR

