

FOR LET

LYLE HOUSE, SUITE 3, FAIRWAYS BUSINESS PARK, INVERNESS

IV2 6AA



KEY HIGHLIGHTS

- Ground floor office space 31.3 sq m / 337sq ft
- Modern two storey pavilion designed to a high specification
- Dedicated parking
- Thriving business community

SAVILLS
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DESCRIPTION

A high specification ground floor office accommodation situated within a modern two storey pavilion at Lyle House, Fairways Business Park. The suite benefits from raised access flooring, suspended ceiling with inset fluorescent lighting and an air circulation/heating system. The suite is broadly square shaped and open plan throughout.

There are shared kitchen facilities and access to a shared private office, which is subject to an informal booking system. WC facilities are situated in the central core. There is dedicated car parking outside the suite with nearby Leisure venue Fairways providing plentiful amenities.

LOCATION

The City Inverness is regarded as the administrative and retail centre for the Highlands of Scotland. The city has a population of 62,750 inhabitants (census 2011).

Inverness Airport is situated 16km to the east of the city. Regular services to Manchester, Bristol, Birmingham and London and the more outlying areas of the Highlands.

The subject suite is situated within Lyle House at Fairways Business Park, a modern development of five office pavilions located on the southern periphery of Inverness directly accessed off the Inverness Southern Distribution Road, which connects to the A9.

FLOOR AREA

31.3 sq m / 337 sq ft



SERVICE CHARGE

Lyle House and Fairways Business Park Service Charges - December 2024 to November 2025 was approximately £1,896. Ground Floor East (electricity and cleaning) - January to December 2025 was approximately £2,808.

PROPOSAL

The subjects are available for lease on flexible terms at a rent of £7,500 per annum. VAT is applicable at the prevailing rate.

RATES

The subjects are entered in the Valuation Roll at £9,250. The uniform business rate for 2026/2027 financial year is 48.1 pence in the pound for properties with a rateable value below £35,000. The subjects would benefit from 100% small business rates relief, subject to status.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.



AML

To satisfy HMRC and RICS guidance, Savills are required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and Savills will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

EPC

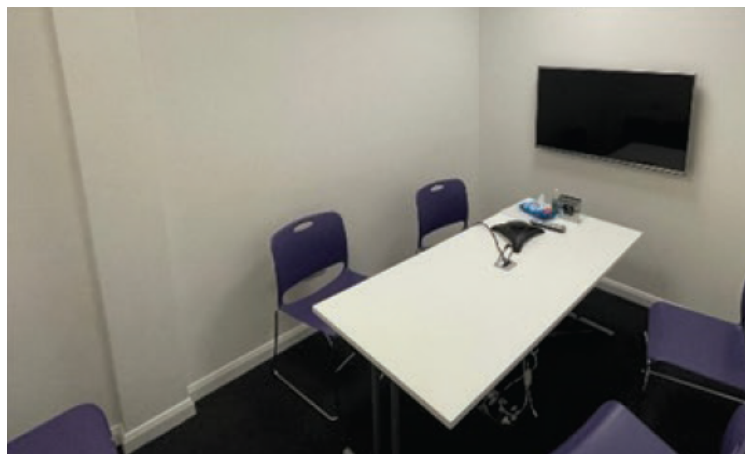
A copy of the EPC is available on request

ENTRY

By mutual agreement on conclusion of legal missives

VIEWINGS AND OFFERS

Please contact the agent to discuss your interest further or to arrange a viewing. All offers should be submitted in writing to the agent.



CONTACTS

For further information please contact:

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