

FOR SALE

PLOT 2, INVERNESS CAMPUS

IV2 5NA



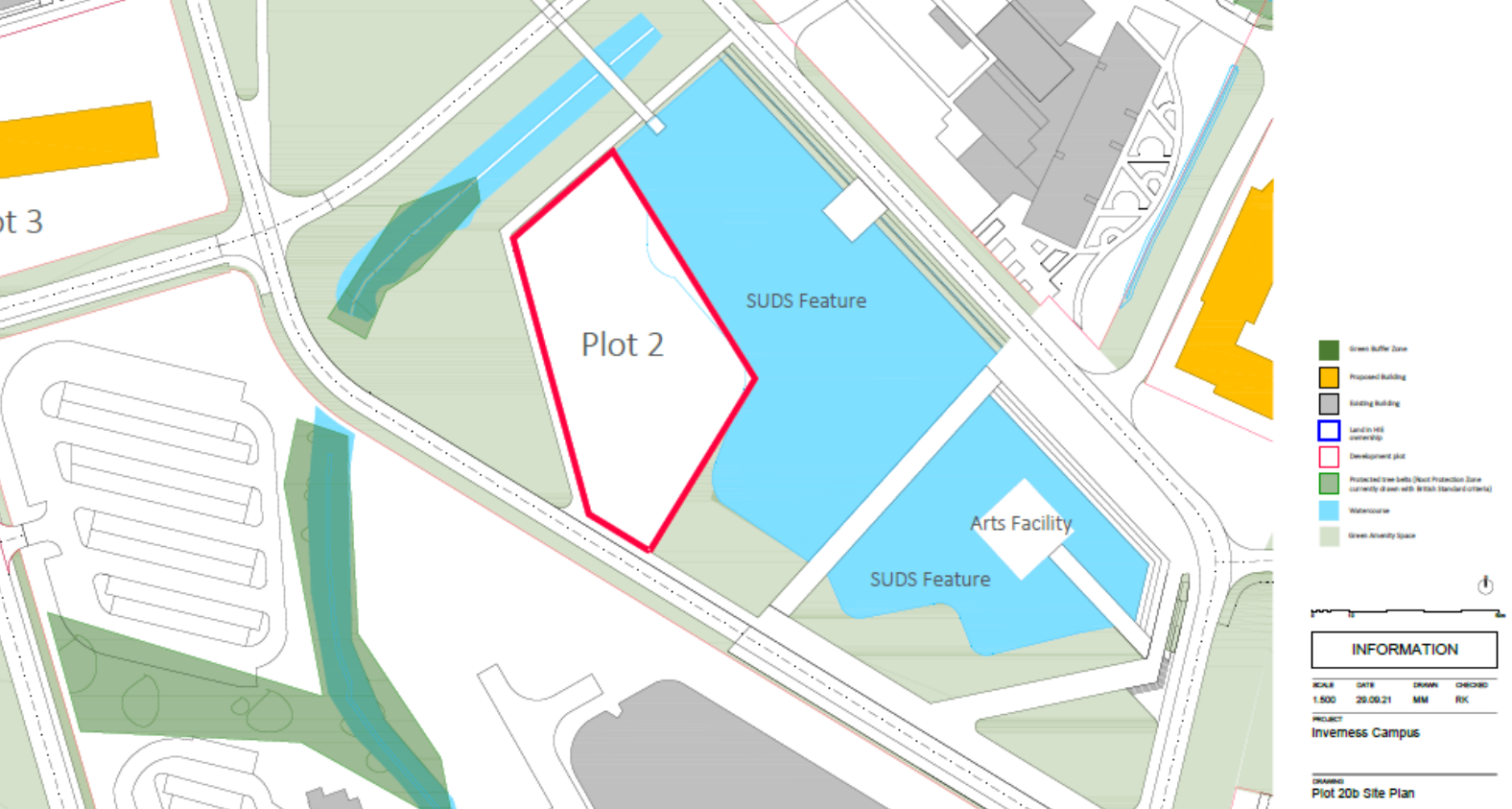
KEY HIGHLIGHTS

- Prime office development site
- Established Business Park
- Beautifully landscaped with green spaces
- Close to city centre/retail park
- Strategic accessibility and transport
- Site area 1.4 acres or thereby

SAVILLS
Elm House
Inverness, IV2 5GH
01463 215120

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

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LOCATION

Located at the very heart of Inverness Campus with a stunning loch side outlook, plot 2 offers a special development opportunity.

DESCRIPTION

A range of plots, all part of the first phase of the Campus, are currently available for sale. They're ideally suited to small and medium sized enterprises.

Businesses based here will benefit from the strong collaborative ethos of the Campus, and from the opportunities for research and development. You can also receive specialist, tailored support from HIE to help you make the move.

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SITE AREA

1.4 Acres or thereby

PRICE

Price on application.

SALE CONDITIONS / DEVELOPMENT TIMESCALE

The sale will be subject to the purchaser gaining planning permission for the proposed development prior to completion. It will also be subject to a Section 32 Title Agreement, which will restrict the use of the proposed development and oblige the purchaser to complete the development within 2 years of conclusion of the sale.

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.

ENTRY

Immediate entry is available

VIEWINGS AND OFFERS

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

Sandy Rennie
t: 01463 215 120
e: sandy.rennie@savills.com

Jonathan Nesbitt
t: 07771 923 401
e: jonathan.nesbitt@fgburnett.co.uk

GENERAL

A closing date will be set for receipt of formal offers. HIE's decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest, or indeed, any offer.

AML

To satisfy HMRC and RICS guidance, FG Burnett and 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 FG Burnett and Savills will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

VAT

VAT will be payable in addition to the sale price.



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

CONTACTS

For further information
please contact:

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Jonathan Nesbitt FG Burnett

07771 923 401
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