



Suite A1, Third Floor,  
Metropolitan House,  
High Street, Inverness,  
IV1 1HT.

- Modern 1,084 sq. ft city centre office suite.
- Rental: £16,250 per annum.
- Fully DDA compliant
- Potential for rates relief through the Small Business Bonus Scheme.



To arrange a viewing please contact:



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 Graduate Surveyor  
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**LOCATION**

The city of Inverness is the main administrative retail centre for the Highlands + Islands in the north of Scotland. It has the benefit of a good, rail and airport links with the growing population in Inverness now in excess of 60,000 plus a large catchment area.

Metropolitan House occupies a prominent position in the heart of Inverness. Located on the High Street, the building benefits from all city centre amenities including public transport, shopping and leisure facilities. Eastgate Shopping Centre, Rose Street Car Park and on street metered spaces all provide ample car parking within a short walk. Inverness Train and Bus Stations are also close by. The A9, A96 and A82 trunk roads, and Inverness Airport are easily accessed from the City Centre.

**DESCRIPTION**

Metropolitan House provides arguably the best quality office space in Inverness with tenants benefitting from the following facilities:-

- Access to high speed broadband.
- Generous contract car parking
- 24 hour tenant access with CCTV monitoring
- Full disabled persons access and amenities
- Secure internal tenant bike storage
- Tenant shower facilities
- Tea prep facilities

**ACCOMMODATION**

The available property comprises a modern well-presented suite which provides open plan office with managers office/meeting room. The property extends to a net internal area of 100.67 sq. m / 1,084 sq. ft or thereby.

**SERVICE CHARGE**

On application to the marketing agent.

**RATEABLE VALUE**

The Rateable Value for the property is £13,800.

The property may be eligible for rates relief through the Small Business Bonus Scheme. More information on application to the marketing agents.

**RENT**

£16,250 per annum net of VAT.

**LEASE TERMS**

The property is available on full repairing and insuring lease terms subject to landlord approval.

**LEGAL COSTS**

Each party will be responsible for the own legal costs. Should LBBT or registration dues be applicable, the sub-tenant/assignee will be liable.

**VAT**

All figures quoted are net of VAT.

**EPC**

C - Due to be updated.

**DATE OF ENTRY**

October 2025.

**VIEWING + OFFICE ADDRESS**

Graham + Sibbald  
 Chartered Surveyors  
 4 Ardsro Street  
 Inverness  
 IV3 5NN

**IMPORTANT NOTICE**

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