

TO LET

# FAIRWAYS HOUSE

FAIRWAYS BUSINESS PARK, INVERNESS, IV2 6AA



## KEY HIGHLIGHTS

- Prime Business Park Location
- Modern, High Specification Office Pavilion
- Generous Parking Allocation
- Suites from 2250 sq ft to 6750 sq ft
- Immediate Entry Available
- Easy Access to Trunk Roads
- Plentiful Amenities close by
- Air Conditioning / Modern Specification

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## LOCATION

Fairways Business Park is a well-established development of five modern office pavilions around 2 miles south of the city centre. The park is accessed directly from the Southern Distributor Road (A8082), providing easy connections to both the A9 and A96.

Fairways Leisure Park sits alongside with neighbouring occupiers within Fairways Business Park include Orion Engineering, Galbraith, Strutt & Parker, Robertson Construction, Stronachs LLP and Handelsbanken PLC.

## ACCOMMODATION

Floor	Sq Ft	Sq M
Ground Floor (east)	2250	209.03
First Floor (east)	2250	209.03
First Floor (west)	2250	209.03
<b>Total</b>	<b>6750</b>	<b>627.09</b>

\*All Net Internal Areas are subject to final measurement.

Externally, there is security lighting and on-site car parking, with approximately 8 allocated spaces for each suite.

## SPECIFICATION

The suites are predominantly open plan and include raised access floors, electric comfort cooling/air conditioning and a suspended ceiling with recessed lighting.

Ladies and gents WCs and a shower are provided from the common first floor landing.

## LEASE DETAILS

The accommodation is available for immediate occupation on Full Repairing & Insuring lease terms for each suite at a rental of £39,375 per annum exclusive of VAT.



## SERVICE CHARGE

A service charge is payable in addition to rent in respect of the maintenance, repair and management of the common parts and shared services. Further details on request.

## RATEABLE VALUE

The subjects will be required to be reassessed for non-domestic rating purposes.

## VIEWINGS / CONTACTS

For further information please contact:

### Sandy Rennie

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sandy.rennie@savills.com

### Kenny MacKenzie

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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 "B".

## VAT

The building is elected for VAT, which will be payable on the rent and service charge.

**GRAHAM + SIBBALD**

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