

TO LET
OFFICE

 **GRAHAM
SIBBALD**



Fairways House
Fairways Business Park, Slackbuie Avenue,
Inverness, IV2 6AA

- 2,250 sq.ft to 10,000 sq.ft available
- Prime Business Park location
- Easy connection to A96 and A9 trunk roads
- Ample car parking available

LOCATION

Inverness is the main commercial and administrative centre for the Highland and Islands with a population over 65,000 and a wider Highland and Islands catchment of near 350,000. The city is well connected with the A9 going north and south and the A96 linking east towards Nairn and Aberdeen, approximately 104 miles south east. Edinburgh and Glasgow are around 157 miles and 117 miles south.

Fairways Business Park is a well established development with five modern office pavilions around two miles south of the city center. The park is accessed directly from the southern distributor road (A8082)

providing easy connection to both A9 and A96. Fairways Leisure Park sits along side neighbouring occupiers within Fairways Business Park including Orion Engineering, Galbraith, Strutt & Parker, Robertson Construction, Stronachs LLP and Handelsbanken PLC. There is a Travelodge and soon to be completed small parade of local shops and an Asda supermarket nearby.



DESCRIPTION

The subjects comprise a ground and first-floor modern office pavilion of masonry construction with glazed curtain walling providing excellent natural light. The building features a high quality glazed common entrance with secure door entry, together with stair and passenger lift access to the first floor. The subjects are presently sub-divided into 4 suites of varying sizes. The landlord is willing to reconfigure the subjects back into their original configuration which offers 4 identical suites extending to 2,250 sq ft each.

The suites are predominantly open plan and are suitable for immediate entry. The specification includes raised access floors, electric comfort cooling and heating, and a suspended ceiling with recessed lighting. Ladies and gents WCs and a shower are provided from the common first floor landing. Externally, there is security lighting and on-site car parking, with approximately 8 allocated spaces for each suite.

ACCOMMODATION

The available suites, assuming the landlord reverts the building back into its original configuration would be as follows;

Ground Floor West	2,250 sq.ft
Ground Floor East	2,250 sq.ft
First Floor West	2,250 sq.ft
First Floor East	2,250 sq.ft

At present, the current configuration can accommodate an occupier looking for between 1,250 sq.ft to 3,250 sq.ft.

RATEABLE VALUE

To be reassessed

USE

Class 4 (Business)

RENT

On application.

VAT

All prices quoted are a net of VAT.

SERVICE CHARGE

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 can be obtained on request.

LEASE DETAILS

The accommodation is available to let on Full Repairing and Insuring lease terms.

ENTRY

Entry is available subject to conclusion of missives.

LEGAL COSTS

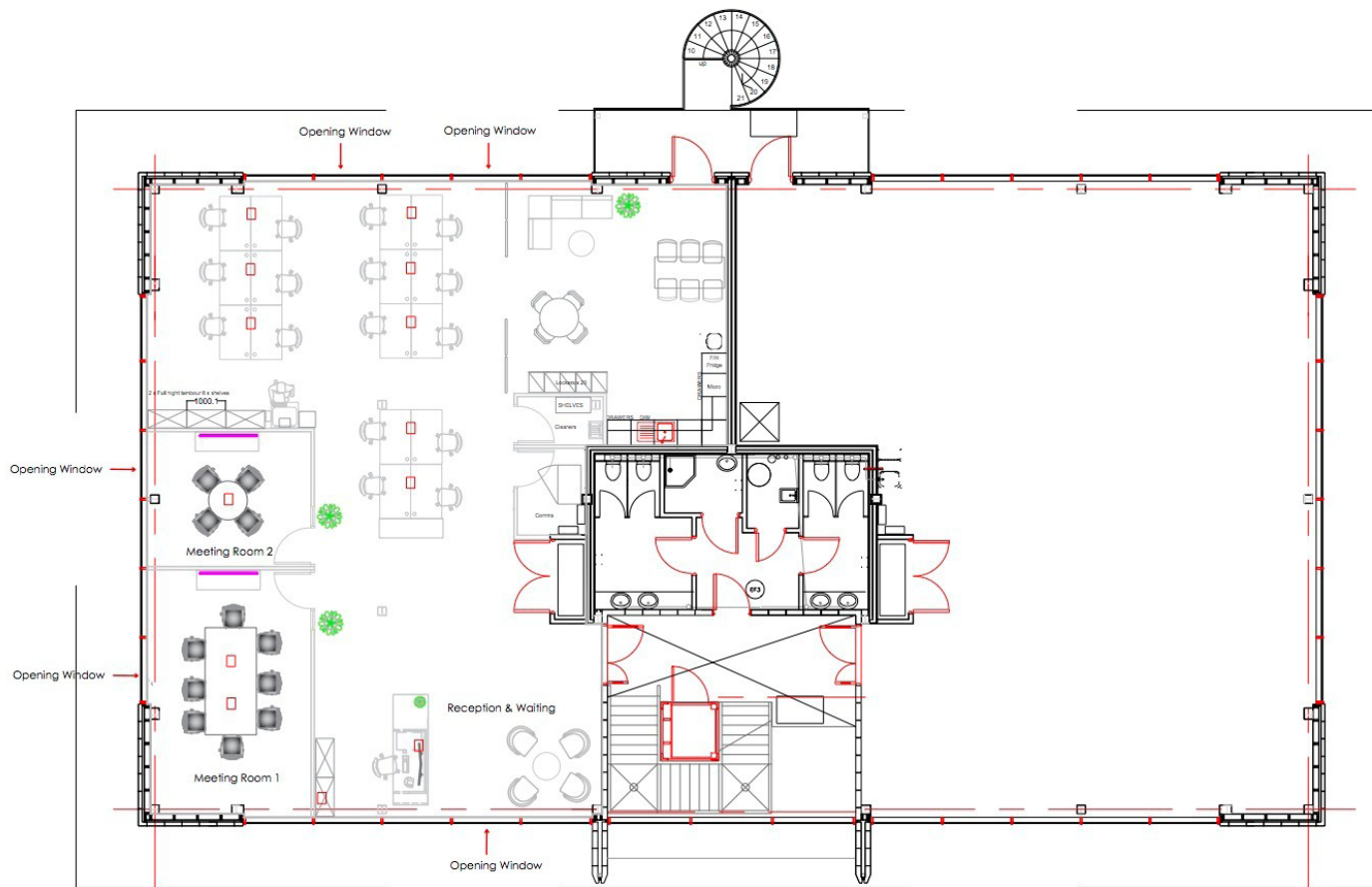
Each party will be responsible for their own legal costs. The incoming Tenant will also be responsible for any LBTT or registration dues and VAT thereon.

EPC

On Application

VIEWING

Graham + Sibbald
4 Ardross Street
Inverness
IV3 5NN



IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: April 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

To arrange a viewing please contact:



KENNY MCKENZIE
Director

kenny.mckenzie@g-s.co.uk
07803 896 963



JOHN MACBEAN
Partner

john.macbean@g-s.co.uk
07780 958 673



SANDY RENNIE

07483 674 270
Sandy.rennie@savills.com