



# TO LET / FOR SALE

HIGH SPECIFICATION OFFICES

## HAZEL HOUSE STONEFIELD BUSINESS PARK INVERNESS, IV2 7PA

- EXTENDS TO 536.21 M<sup>2</sup> (5,772 FT<sup>2</sup>)
- PREMIER BUSINESS PARK NEXT TO INVERNESS RETAIL PARK AND INVERNESS CAMPUS
- CLOSE TO A9 & A96 TRUNK ROAD LINKS
- 18 DEDICATED CAR PARKING SPACES
- RENT £95,000 PER ANNUM
- EXISTING LEASE TO ABERDEEN JOURNALS EXPIRES NOVEMBER 2024
- SALE PRICE ON APPLICATION

**BURNS**  
AND PARTNERS









## LOCATION

The subjects are located in Stoneyfield Business Park lying approximately 1 mile east of Inverness City Centre. The development has direct access on to the A96. Stoneyfield Business Park is well located and benefits from close provision of amenities offered at Inverness Retail Park, situated to the southeast. In addition, the Business Park is situated adjacent to the new University of the Highlands & Islands Campus. Nearby occupiers include Oasis Healthcare, NHS Highland, Ernst & Young, Mabbet, Tulloch Homes and Cap Gemini. There is also a Howdens Garden Centre, two hotels and pub/restaurant in close proximity.

## DESCRIPTION

Hazel House provides high quality office accommodation arranged over two floors. The specification includes the following:-

- Attractive glazed entrance and first floor
- Raised access floors
- Suspended ceilings with diffused lighting
- Fully DDA compliant
- Passenger lift
- 18 designated parking spaces
- Established landscaped grounds

## ACCOMMODATION

The approximate Net Internal Area is as follows:

Ground Floor	265.22 m <sup>2</sup>	2855 ft <sup>2</sup>
First Floor	270.99 m <sup>2</sup>	2917 ft <sup>2</sup>
Total	536.21 m <sup>2</sup>	5,772 ft <sup>2</sup>

Consideration may be given to letting on a floor by floor basis.

## RATEABLE VALUE

The property is listed in the Valuation Roll at NAV/RV £90,000.

## EPC

Available on request.





## EXISTING LEASE

The property is subject to an existing lease to Aberdeen Journals Ltd. The lease is due to expire on the 28th November 2024 and at the time of preparing these particulars it is the intention of Aberdeen Journals to be relocated to alternative premises. The current rent is £92,500 per annum.

## TERMS

The property is available To Let. Rental offers of £95,000 per annum are sought for the entire building.

Purchase price on application. A purchase with the existing lease in place is expected to attract Transfer of a Going Concern (TOGC) treatment by HMRC.

## COSTS

Each party to pay their own legal expenses incurred. In the normal manner, the Tenant or Purchaser will be responsible for LBTT and Registration Dues, where applicable. VAT will be added at the prevailing rate.

## ENTRY

Entry is available Q4 2024.

## FURTHER INFORMATION

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