



# TO LET/FOR SALE

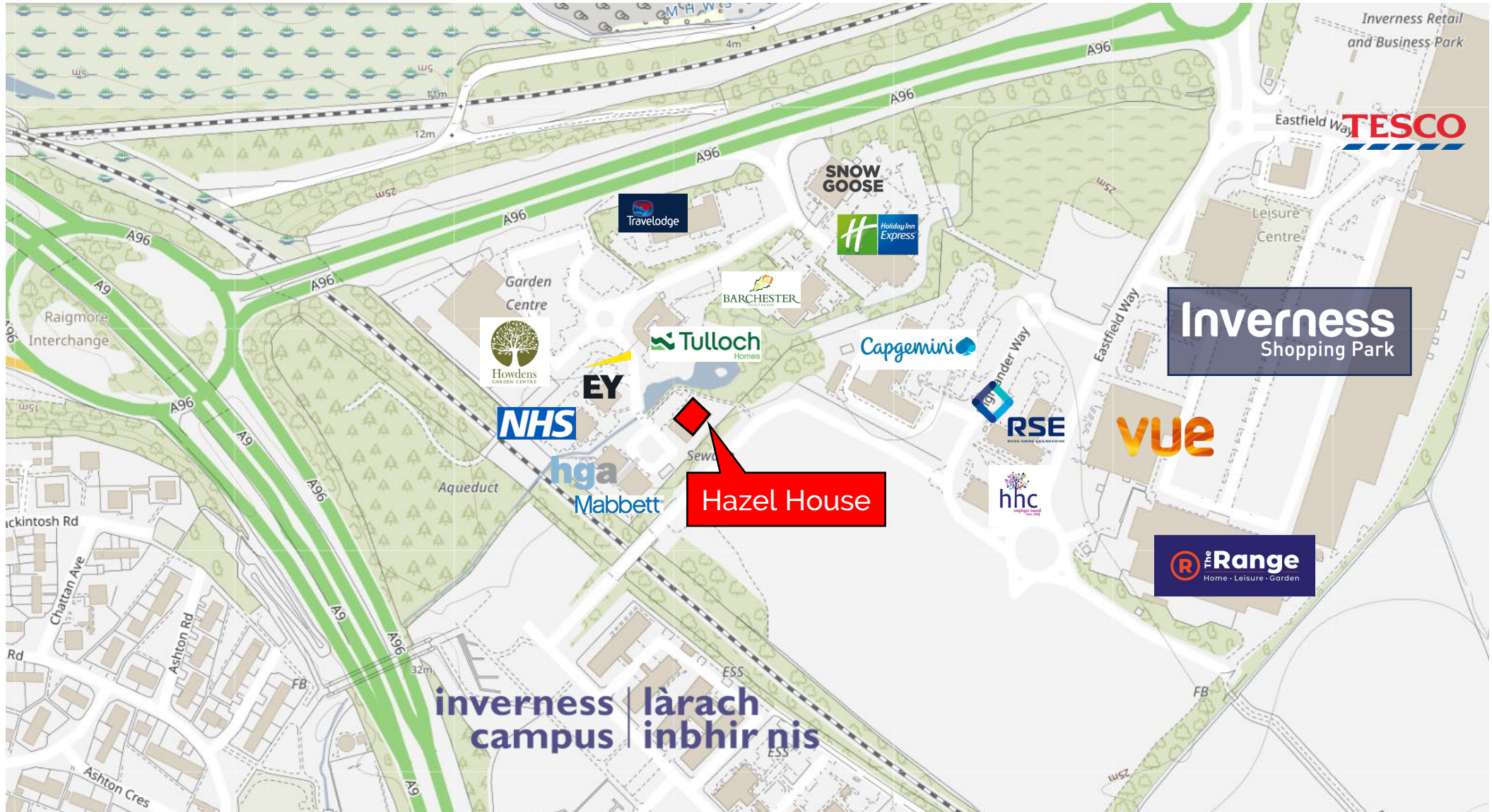
HIGH SPECIFICATION  
FIRST FLOOR OFFICE SUITE

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

- EXTENDS TO 270.99M<sup>2</sup> (2,917FT<sup>2</sup>)
- PREMIER BUSINESS PARK NEXT TO INVERNESS RETAIL PARK AND INVERNESS CAMPUS
- CLOSE TO A9 & A96 TRUNK ROAD LINKS
- 9 DEDICATED CAR PARKING SPACES
- RENT £48,000 PER ANNUM
- EXISTING LEASE TO ABERDEEN JOURNALS EXPIRES MAY 2025
- SALE PRICE ON APPLICATION

**BURNS**  
AND PARTNERS

  
**SHEPHERD**  
CHARTERED SURVEYORS



## 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, Fairhurst, Mabbet, Tulloch Homes, HGA, and Cap Gemini. There is also a Howdens Garden Centre, two hotels and pub/restaurant in close proximity.

## DESCRIPTION

The property comprises the First Floor Suite within Hazel House which provides high quality office accommodation arranged over two floors. The specification includes the following:-

- Attractive glazed entrance
- Raised access floors
- Suspended ceilings with diffused lighting
- Fully DDA compliant
- Passenger Lift to First Floor
- 9 designated parking spaces
- Established landscaped grounds

## ACCOMMODATION

The First Floor Suite extends to the following approx. Net Internal Area:-

Ground Floor	270.99 m <sup>2</sup>	2,917 ft <sup>2</sup>
Total	270.99 m <sup>2</sup>	2,917 ft <sup>2</sup>

Both the Ground and First Floors are available individually or the building is available as a whole..

## RATEABLE VALUE

The First Floor Suite will require to be reassessed for business rates on occupation.

**EPC** - Available on request.





First Floor Suite

## EXISTING LEASE

The property is subject to an existing lease to Aberdeen Journals Ltd. The lease is due to expire on the 27<sup>th</sup> May 2025 and at the time of preparing these particulars, we understand that Aberdeen Journals intend to relocate to alternative premises.

## TERMS

The property is available To Let. Rental offers of £48,000 per annum are sought for the First Floor Suite.

Our Client's Heritable Interest in the First Floor Suite is also available to purchase on a vacant possession basis. Purchase price on application.

## 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 from 28<sup>th</sup> May 2025.

## FURTHER INFORMATION

For further information please contact:

Chris Paterson  
t: 0131 2284466  
e: cp@bap.co.uk  
www.bap.co.uk

Neil Calder  
t: 01463 712239  
e: n.calder@shepherd.co.uk  
www.shepherd.co.uk

Burns and Partners  
25 Rutland Square  
Edinburgh, EH1 2BW

Shepherd Surveyors  
Mulberry House, 39/41 Harbour Road  
Inverness, IV1 1UA

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