



# TO LET

## OFFICE

**PART GROUND FLOOR, COWAN HOUSE,  
HIGHLANDER WAY, INVERNESS RETAIL &  
BUSINESS PARK, INVERNESS, IV2 7GF**

- MODERN HIGH SPECIFICATION OPEN PLAN OFFICE ACCOMMODATION
- PRIME LOCATION
- FLOOR AREA: 554 M<sup>2</sup> (5965 FT<sup>2</sup>)
- FLEXIBLE LEASE TERMS
- ON SITE CAR PARKING
- EASY ACCESS TO A96, A9 & A82

**RENT: ON REQUEST**



## LOCATION

Cowan House is located on Highlander Way within Inverness Retail & Business Park just off the main A96 Inverness to Aberdeen trunk road approximately 2 miles to the east of Inverness city centre. The location affords easy access to both the A9 Inverness to Perth trunk road as well and the A82 Inverness to Fort William trunk road. Inverness is the main administrative and retail centre for the Highlands of Scotland.

Occupiers currently within the business park include Capgemini UK, NHS Highland Estates Department and Forestry Commission Scotland.

## DESCRIPTION

The subjects comprise open plan office accommodation forming part of the ground floor within an L-shaped standalone 3-storey office building. The building is of steel frame construction with external wall elevations finished in a mix of reconstituted sandstone blocks, rendered wall panels and aluminium framed curtain walling under a pitched composite profile metal sheet clad roof. Internally the accommodation is of a high specification including solid concrete floors with raised access flooring complete with carpet tile finish, suspended ceilings incorporating fluorescent lighting, air conditioning system and a mix of low level and wall mounted heating. The space benefits from good natural daylight from the high level of glazed wall sections.

The building has a central core area housing the main entrance complete with manned reception desk, shared toilet and shower facilities, with potential to share large modern staff kitchen/seating areas. The subject suite will benefit from on-site secure parking for approximately 20 cars.

## FLOOR AREA

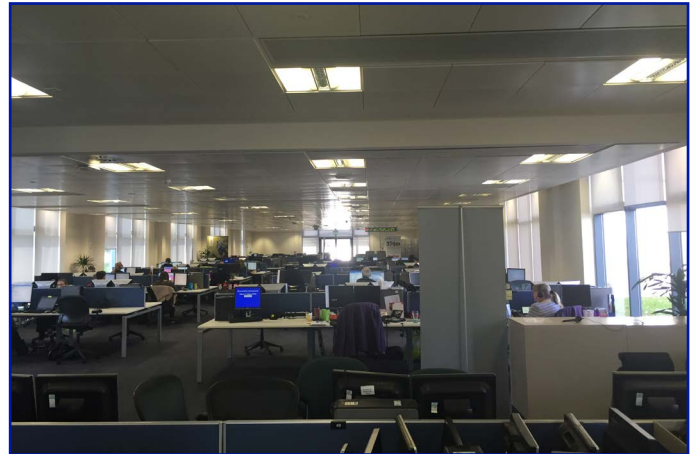
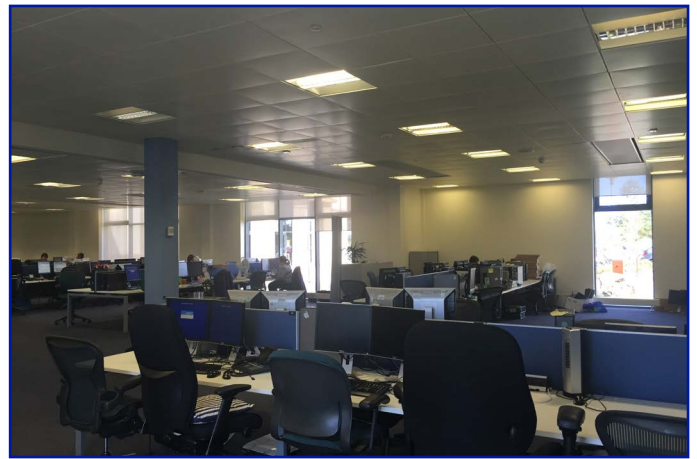
The subjects extend to a floor area of 554.16 m<sup>2</sup> (5965.68 ft<sup>2</sup>).

## RATEABLE VALUE

The available space will require to be assessed for rates on occupation. The uniform business rate for 2016/2017 financial year is 51.0 pence in the pound for properties with a rateable value greater than £35,000.

## ENERGY PERFORMANCE CERTIFICATE

Add details. Details are available on request.



## PLANNING

The property has the benefit of a Class 4 (Business) Consent in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

## LEASE TERMS

The subjects are available "To Let" on the basis of a new full repairing and insuring lease for a period to be agreed. Terms and quoting rental are available upon application to the letting agents. Entry is available subject to conclusion of missives.

## LEGAL COSTS

In the normal manner, the tenant will be responsible for LBTT, registration dues and VAT where applicable to any letting.

## FURTHER INFORMATION

For further information and viewing please contact the joint agents:-

### Shepherd Surveyors

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