

FOR SALE

HIGH SPECIFICATION FIRST
FLOOR OFFICE SUITE

EXTENDS TO 270.99 M² (2,917 FT²)

PRIME BUSINESS PARK ADJACENT TO
INVERNESS RETAIL PARK & UHI CAMPUS

CLOSE TO A9 & A96 TRUNK ROADS

EXCELLENT EPC RATING – BAND A

9 DEDICATED CAR PARKING SPACES

FULLY REFURBISHED

IMMEDIATE ENTRY AVAILABLE

**OFFERS OVER: £475,000
EXCLUSIVE OF VAT**



WHAT 3 WORDS



VIRTUAL TOUR

**FIRST FLOOR, HAZEL HOUSE, STONEYFIELD BUSINESS PARK,
INVERNESS, IV2 7PA**

Contact: Neil Calder | n.calder@shepherd.co.uk | 01463 712239
Chris Paterson | cp@bap.co.uk | 0131 2284466

BURNS
AND PARTNERS

SHEPHERD
COMMERCIAL



Opportunity to secure a high specification first floor office accommodation



FIND ON GOOGLE MAPS

LOCATION

The subjects are located in Stoneyfield Business Park, lying approximately 1 mile east of Inverness City Centre. The development has direct access onto 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. The ground floor is occupied by Shepherd Chartered Surveyors and other nearby occupiers include Oasis Healthcare, Fairhurst, Arthian, 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. The specification includes the following:-

- Fully refurbished office suite
- Attractive glazed sections
- 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:-

First Floor	270.99 m ²	2,917 ft ²
Total	270.99 m ²	2,917 ft ²



RATEABLE VALUE

The office suite will require to be reassessed for business rates on occupation.

The property qualifies for Fresh Start Rates Relief, providing a new occupier with 100% rates relief for the first 12 months.

PLANNING

The premises benefit from Class 4 (Business) of the Use Classes Order.

The property may suit a range of alternative uses, Subject to Planning. Please contact the marketing agents to discuss any proposals.

EPC

The property has an EPC rating of Band A.

A copy of the EPC and Recommendation Report can be provided upon request.

TERMS

Our Client's Heritable Interest in the First Floor Suite is available For Sale with vacant possession.

Offers over **£475,000** exclusive of VAT are invited.

ENTRY

Early entry is available, subject to completion of Missives.

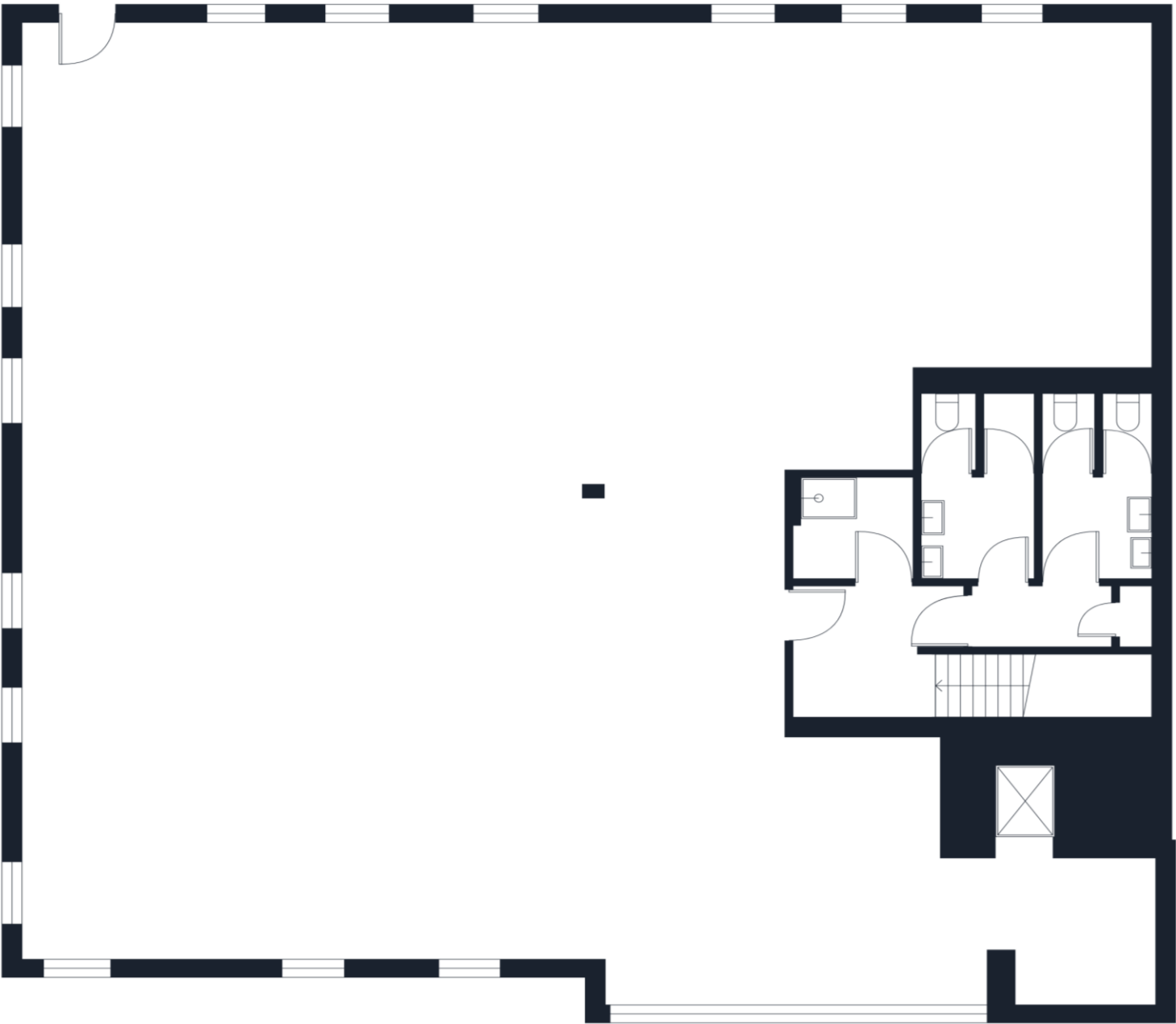
LEGAL COSTS

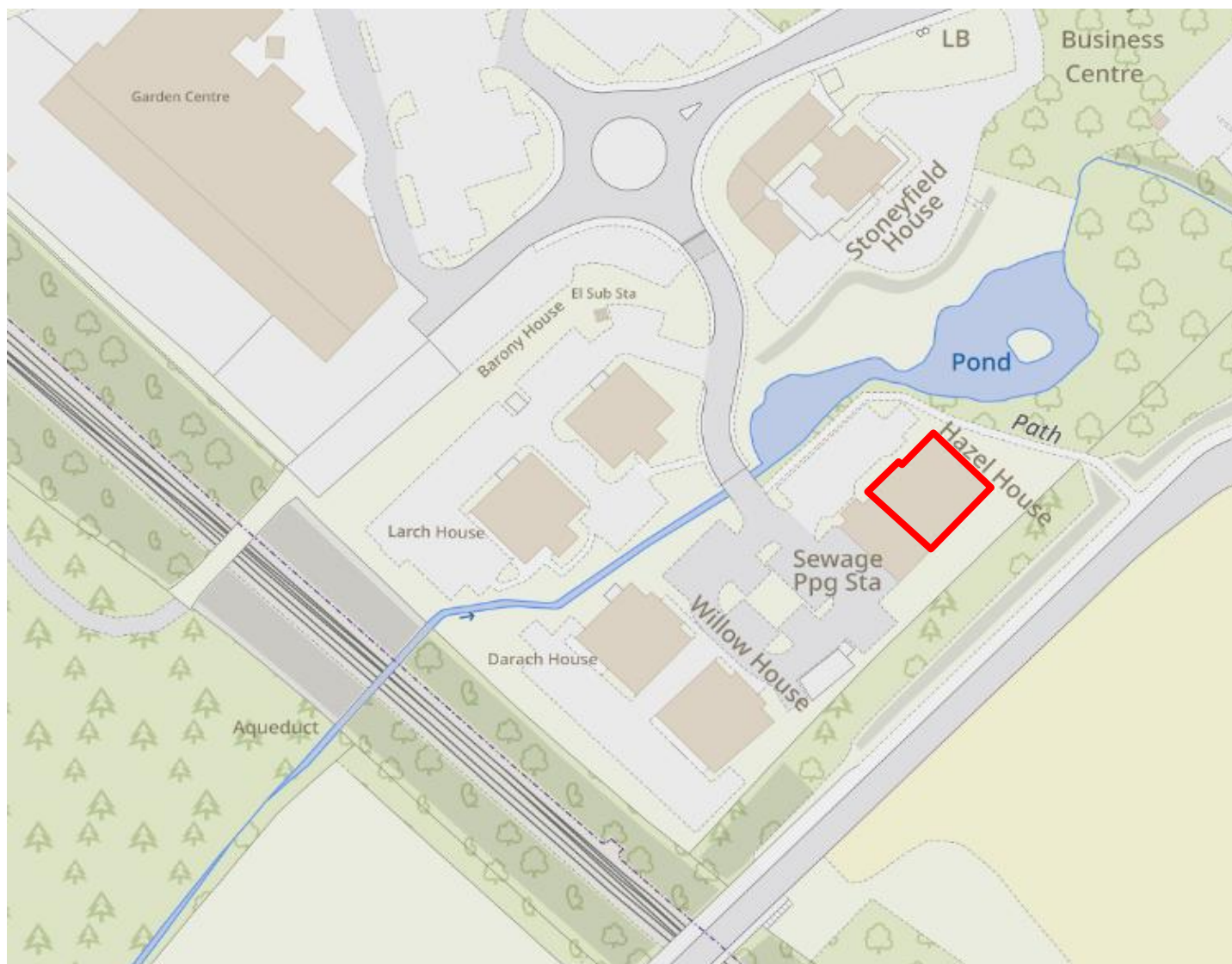
Each party shall be responsible for their own legal expenses incurred in connection with the transaction. The Purchaser shall be responsible for payment of any Land and Buildings Transaction Tax (LBTT) and Registration Dues, where applicable.

VAT

VAT will be added at the prevailing rate.







Get in Touch

For further information or viewing arrangements please contact the sole agents:



Neil Calder

n.calder@shepherd.co.uk



Shepherd Chartered Surveyors

Hazel House, Stoneyfield Business Park, Inverness, IV2 7PA

t: 01463 712239



Chris Paterson

cp@bap.co.uk



Burns and Partners

25 Rutland Square
Edinburgh, EH1 2BW

t: 0131 2284466

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date: JULY 2026

