

TO LET | BUSINESS SUITES

UNION HOUSE, UNION STREET, INVERNESS SERVICED OFFICE ACCOMMODATION



ALLIED
SURVEYORS
SCOTLAND



SUMMARY

- ✓ Flexible business suites available on rolling licenses
- ✓ City centre location
- ✓ Inclusive of utilities and rates
- ✓ Suitable for a range of occupiers and uses
- ✓ Available from £50 per week plus £25 per week service charge
- ✓ Provisions of communal facilities

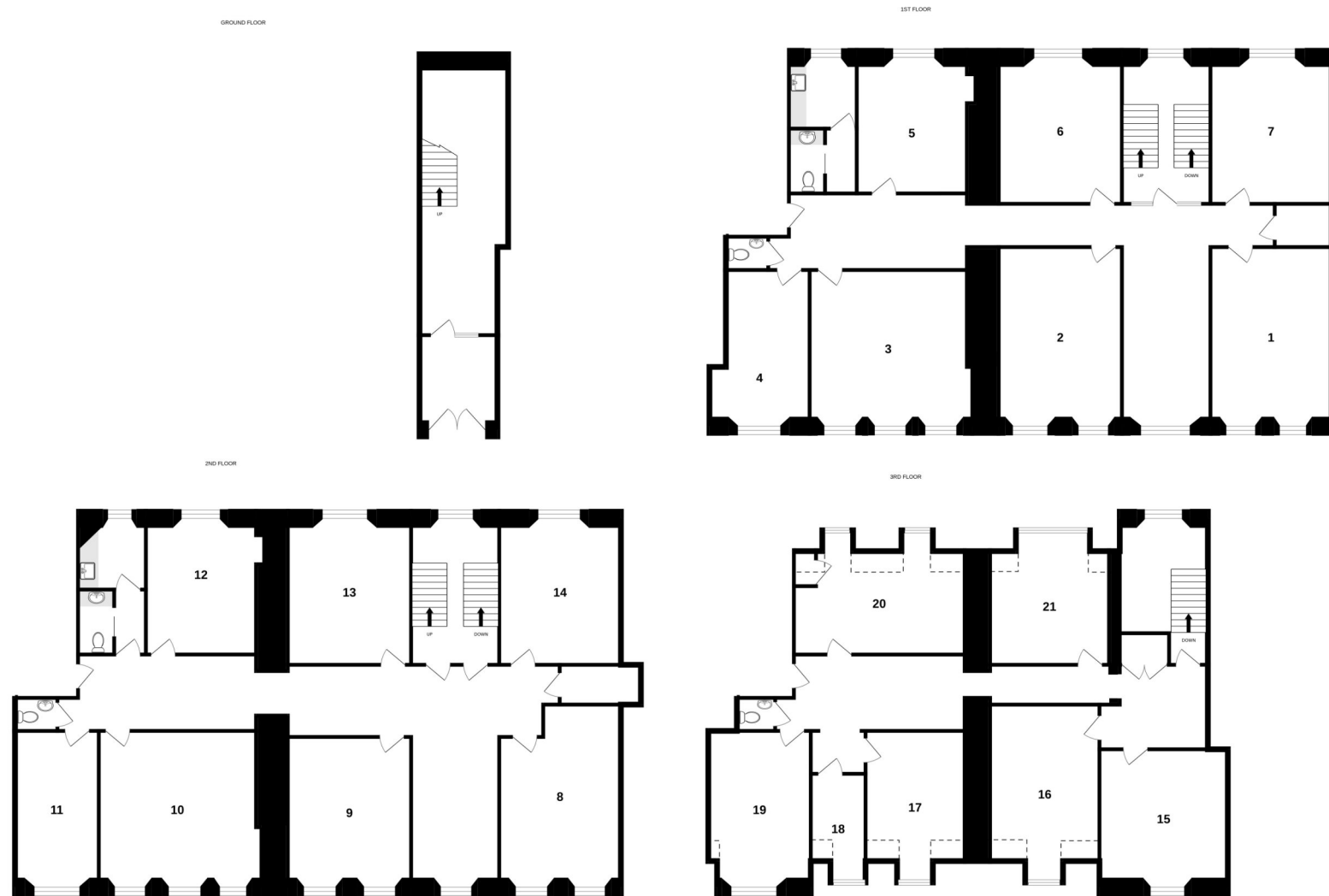
Union House Business Centre offers a range of different business suites at affordable pricing within the centre of Inverness. Suites are available on rolling licenses with 3 months rent being payable upfront prior to the date of entry. Service charges are inclusive of water, electricity, drainage, business rates and cleaning of communal areas. Broadband is available at an additional cost.



AVAILABILITY SCHEDULE

Office	Availability	Weekly Rent (Per Week)	Service Charge (Per Week)	Floor Area (sq m / sq ft)
1	Available	£65	£25	19.7 / 212
2	Available	£65	£25	20.6 / 223
3	Available	£70	£25	22.7 / 244
4	Available	£50	£25	11.9 / 128
5	Available	£55	£25	12.4 / 134
6	Available	£60	£25	15.7 / 169
7	Available	£60	£25	15.6 / 168
8	-	-	-	18.1 / 195
9	-	-	-	15.7 / 169
10	-	-	-	23.0 / 247
11	-	-	-	11.1 / 120
12	-	-	-	12.6 / 135
13	-	-	-	13.5 / 146
14	-	-	-	15.5 / 167
15	-	-	-	15.9 / 171
16	-	-	-	13.5 / 146
17	-	-	-	10.3 / 110
18	-	-	-	3.9 / 42
19	-	-	-	14.2 / 152
20	-	-	-	16.0 / 172
21	-	-	-	14.3 / 154

INDICATIVE FLOOR PLANS



DESCRIPTION

The subjects comprise three storeys of office accommodation contained within a traditional terraced four storey building. The accommodation is laid out in a cellular basis comprising a variety of sized offices with communal toilet and ancillary facilities on each floor.

LOCATION

The property is located on the upper floors above retail premises on Union Street, in a prominent position close to the Victorian Market in the heart of Inverness. The city is the administrative capital of the Highlands, with a population of approximately 65,000 and a wider catchment area of around 350,000. Inverness is also a popular tourist destination, attracting strong visitor numbers throughout the year.

The property benefits from excellent transport links, with Inverness railway station and main bus routes just a short walk away, providing regular services across Scotland. The A9 offers direct road connections south to Perth, Glasgow, and Edinburgh, as well as north to Wick and Thurso. The A96 links the city to Aberdeen, while the A82 provides access to Fort William and the West Highlands. Inverness Airport, located 10 miles east of the city, offers regular flights to the Scottish islands, UK mainland cities, and international destinations.

TERMS

Single or multiple suites are available on flexible annual licenses from £50 per week plus service charge. The first 3 months rent will be paid upfront prior to the date of entry and then monthly thereafter. Service charges are inclusive of water, electricity, drainage, business rates and cleaning of communal areas. Broadband is available at an additional cost.

UTILITIES

Each office is served by electric storage heaters. The building has mains connections of water, electricity and drainage.

ACCESS

Access to the building is available 24 hours a day for occupiers.

EPC

The energy performance certificate rating is 'B30'.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a combined rateable value of £34,800. Business rates are included within the service charge.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

ENTRY

On completion of legal formalities.

AML REQUIREMENTS

To satisfy our money laundering requirements, 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.

VIEWING AND FURTHER INFORMATION

By appointment through the sole agents, Allied Surveyors Scotland.

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