

TO LET | OFFICES

9 FODDERTY WAY, DINGWALL, IV15 9XB

£53,310 per annum (£3.00 per sq ft)



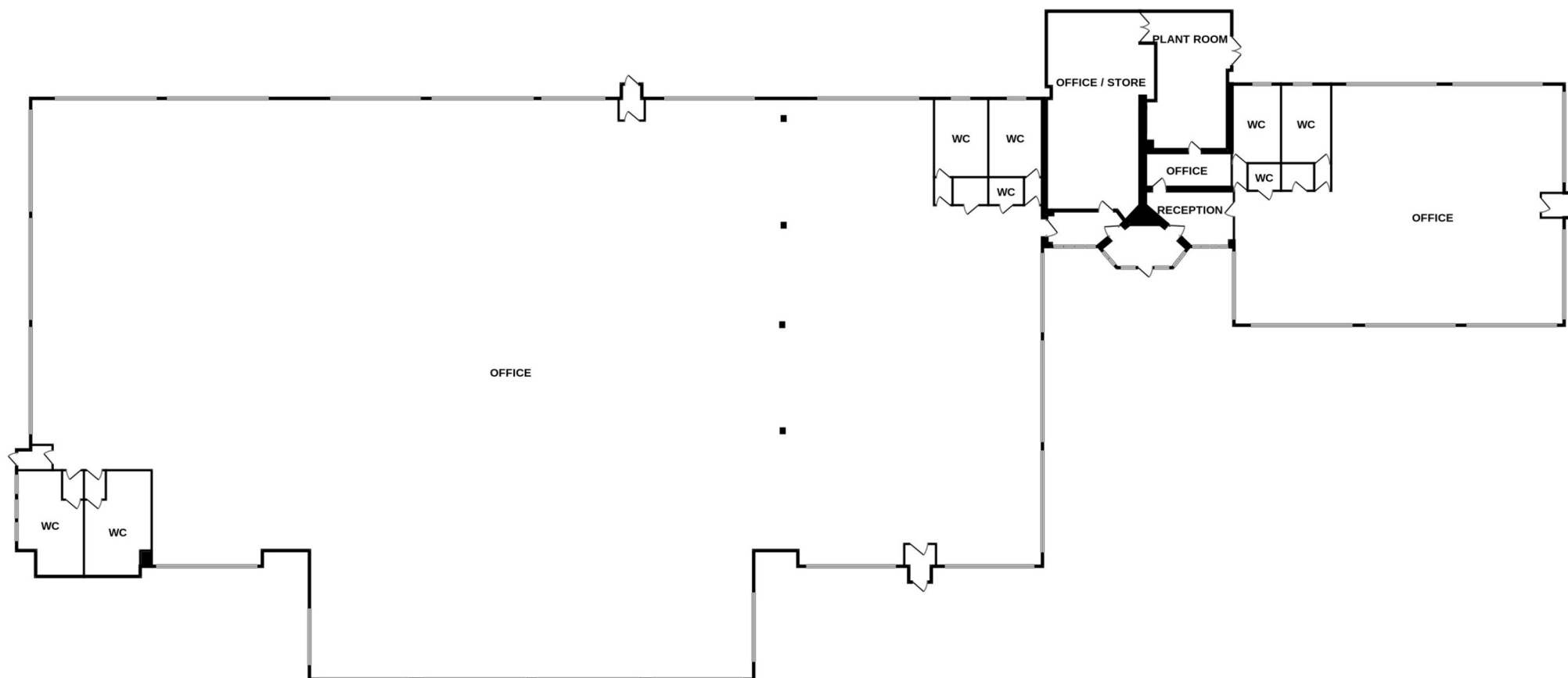
ALLIED
SURVEYORS
SCOTLAND



Summary

- ✓ Substantial modern detached office building extending to a net internal floor area (NIA) of approximately 1,650.9 sq m (17,770 sq ft)
- ✓ Generous incentives available such as rent free periods
- ✓ Suitable for a wide range of occupiers
- ✓ Excellent provisions of on site car parking across two on site car parks
- ✓ Large open plan office suites with options of sub-division
- ✓ Flexible leasing terms
- ✓ Suitable for a wide range of occupiers





Floor Areas

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), providing a Net Internal Area (NIA) of approximately 1,650.9 sq m (17,770 sq ft).

Alternatively, in accordance with the RICS Property Measurement (2nd Edition), which incorporates International Property Measurement Standards (IPMS): Office Buildings, the property has an approximate area to IPMS 3 (Office) of 1,699.6 sq m (18,295 sq ft).

Location

The subjects are located within Dingwall Business Park, a well-established and accessible business location on the edge of Dingwall. The Park benefits from close proximity to the A835 and excellent links to the A9, providing direct access south to Inverness and beyond to Perth, Glasgow, and Edinburgh, as well as north to Caithness and west to Ullapool. Regular bus services also connect Dingwall with Inverness and surrounding Ross-shire communities.

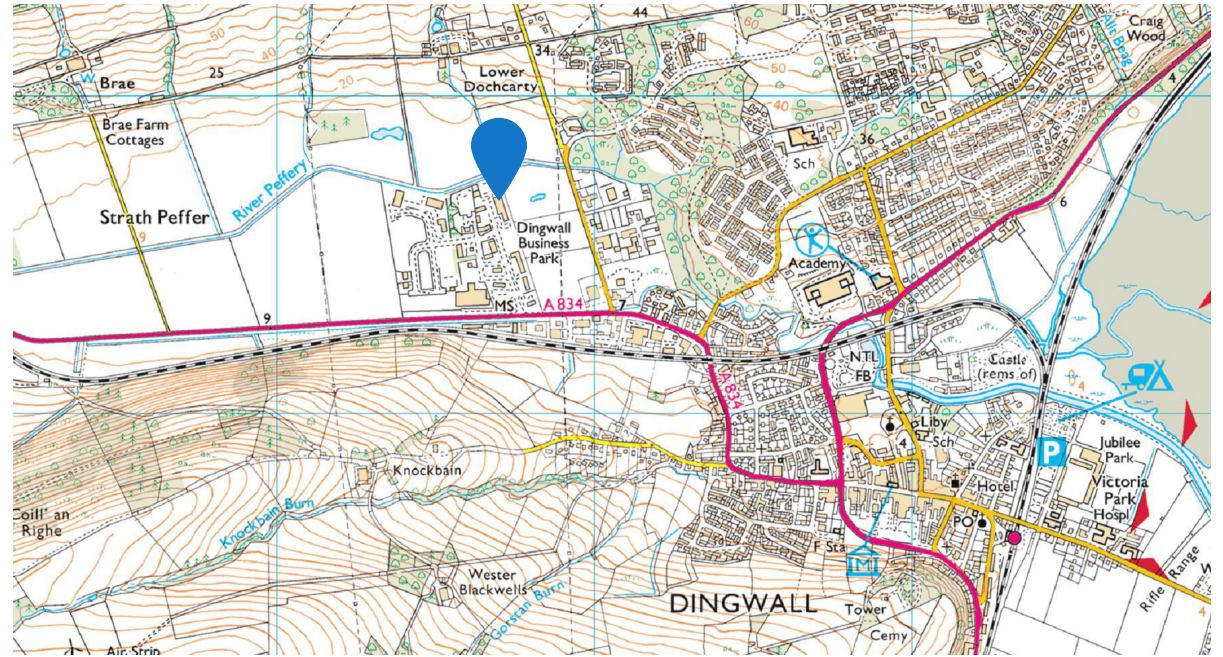
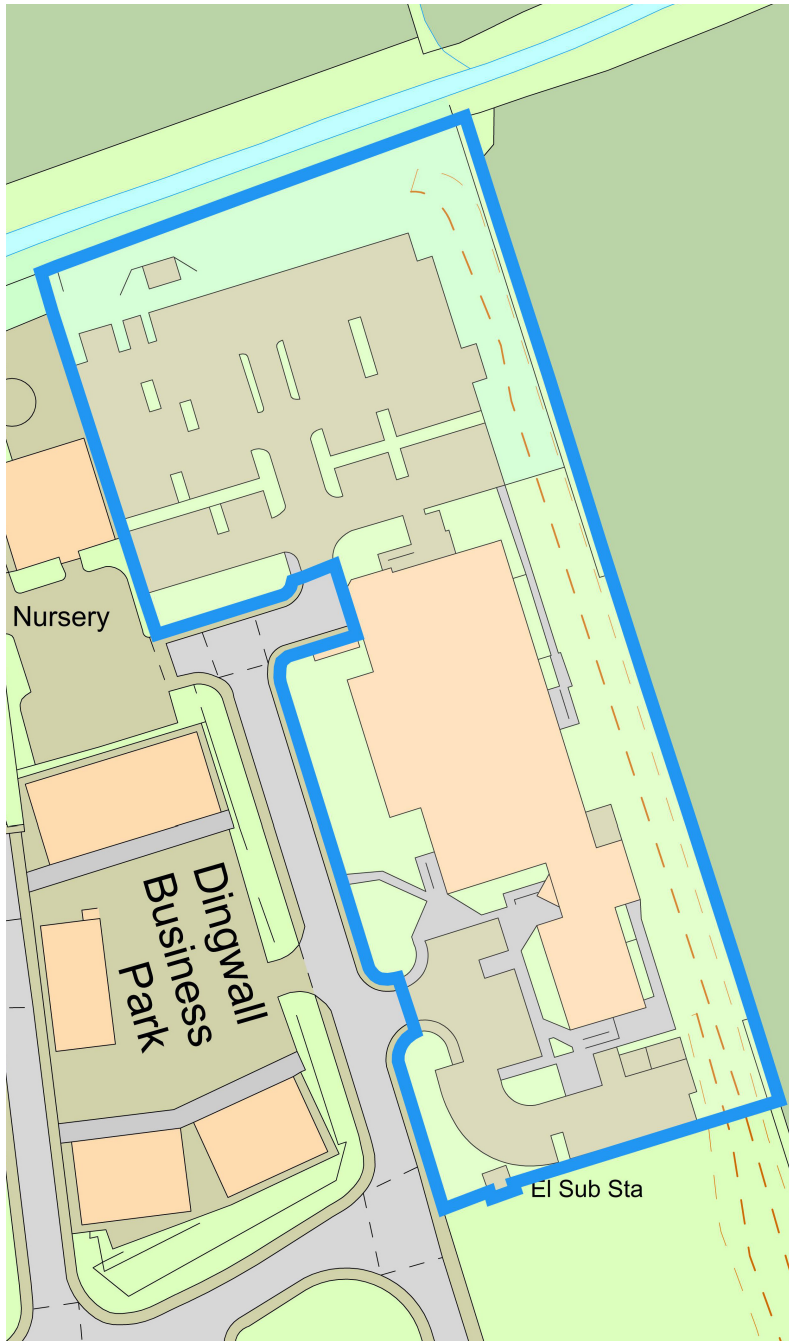
Dingwall is the traditional administrative and service centre for Ross-shire, with a population of around 5,500 and a large rural catchment area of over 100,000. The town is only 15 miles north-west of Inverness, the capital of the Highlands, and plays a key role as a hub for business, services, and employment in the region.

The Business Park is home to a wide variety of established national and local occupiers including private and public organisations such as Scottish Environment Protection Agency (SEPA), Forestry and Land Scotland, RJ MacLeod (a major civil engineering contractor), and other commercial and leisure operators such as RAM CrossFit Gym.

Site

The property benefits from a large site with generous provisions of on-site car parking spaces laid out across two car parks. There are also provisions for cycle storage.





TO LET | 9 FODDERTY WAY, DINGWALL, IV15 9XB

 **ALLIED SURVEYORS SCOTLAND**

Description

The subjects comprise a substantial detached modern office building together with associated site/car park.

Accommodation

The accommodation may be summarised as follows:

Ground Floor

Entrance hall and inner hall

Large open-plan office suite with male, female, and accessible toilet facilities

Office/server/store room

Plant room

Reception/hall with adjoining office

Medium open-plan office suite with male, female, and accessible toilet facilities

Lease Terms

The subjects are available to lease at £53,310 per annum, equating to £3.00 per sq ft.

Flexible lease terms can be tailored to suit an incoming occupier, with generous incentives (including rent-free periods, rental discounts or alternative arrangements) available, subject to lease terms and tenant requirements.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £144,000 effective 1st April 2023.

Utilities

The subjects have mains supplies of water and electricity. Drainage is to the main sewer.

EPC

The energy performance certificate (EPC) rating is C.

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.

Calum Dunbar BSc (Hons) MRICS

T: 01463 239494

E: Calum.Dunbar@alliedsurveyorsscotland.com

Andy Gray MA (Hons) MRICS

T: 01463 239494

E: Andy.Gray@alliedsurveyorsscotland.com



Lyle House
Fairways Business Park
Inverness
IV2 6AA

01463 239494

www.alliedsurveyorsscotland.com

@Allied_Scotland

Commercial Valuation | Agency | Investment Advice | Building Consultancy | Lease Renewals and Rent Review | Energy Reports

OFFICES ACROSS SCOTLAND: Aberdeen | Ayr | Bathgate Bearsden | Dumfries | Dundee | Dunfermline | Dunoon | Edinburgh | Elgin | Falkirk | Glasgow | Greenock | Haddington | Hamilton | Helensburgh | Inverness | Kilmarnock | Newton Stewart | Paisley | Peebles | Perth | Saltcoats | Selkirk | St Andrews | Stirling

Allied Surveyors Scotland Ltd registered office address is Herbert House, 24 Herbert Street, Glasgow, G20 6NB. Registration No: SC180267 - Registered in Scotland. A list of Directors can be obtained at this address. Allied Surveyors Scotland Ltd for themselves and for their client whose agent they are give notice that: (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Allied Surveyors Scotland Ltd has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. (5) All plans based upon Ordnance Survey maps are reproduced with the sanction of the controller of H.M. Stationery. **Publication Date: September 2025**