



**ALLIED**  
**SCOTLAND**  
Chartered Surveyors

Tel 01463 239494

[alliedsurveyorsscotland.com](http://alliedsurveyorsscotland.com)

# TO LET

## FIRST FLOOR OFFICE

**Teaninich Industrial Estate,  
Alness**



- **Office space available £15,000 per annum**
  - **Modern office fit out**
- **Close proximity to A9 trunk road**

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

## LOCATION

The subjects are located on River Drive within the Teaninich Industrial estate, Alness. The subject is within close proximity to the A9 trunk road, giving great links to Inverness and the rest of Scotland. 11 miles from Dingwall and 21 miles from Inverness.

## DESCRIPTION

The subjects comprise a first floor office with modern office fit out, shared kitchen and toilet facilities and car parking..

## ACCOMMODATION

The subjects have been measured in accordance with the current edition of the International Property Measurement Standards to provide the following accommodation:

### First Floor:

142.87 sq m (1,538 sq ft)

## RENT

£15,000 per annum with £28,000 all in cost.

## SERVICES

The property is connected to mains water, electricity and drainage

## RATEABLE VALUE

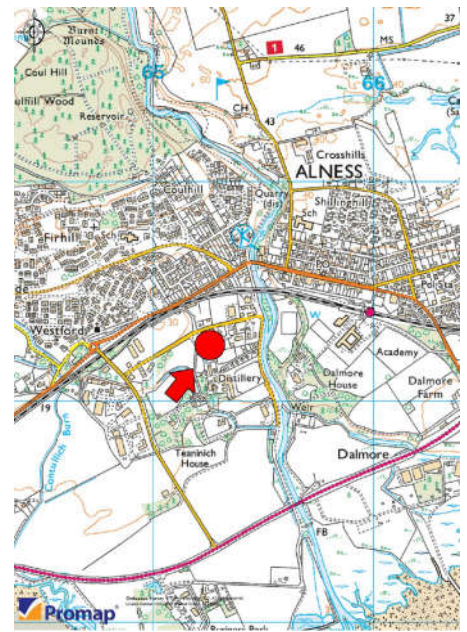
Rates will be pro rata to the main building. Not applicable if the tenant is paying an all in rental.

## LEASE TERMS

TBC

## COSTS

Each party will be responsible for their own legal costs incurred. The incoming occupier will be liable for any Stamp Duty, Land Tax, Registration Dues and VAT Thereon. All prices exclusive of VAT.



## VIEWING AND FURTHER INFORMATION

*Strictly through Andy Gray or Brett Ferguson at the letting agents Allied Surveyors Scotland.*

**Andy Gray**

**Lyle House**

**Fairways Business Park**

**INVERNESS**

**IV2 6AA**

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