

TO LET

City centre riverside location

Moray House

16-18 Bank Street
Inverness IV1 1QY

Refurbished Office Suites

- Tenants may qualify for rates relief
- Flexible deals available

Clowes DEVELOPMENTS

www.clowes.co.uk

Moray House

The building is centrally and prominently located on Bank Street fronting the River Ness in Inverness City Centre, within easy walking distance of the main shopping thoroughfares and all main facilities including bus and railway stations, car parks and restaurants. Bank Street has benefitted from significant expenditure resulting in a much improved streetscape.



Moray House

16-18 Bank Street, Inverness IV1 1QY

Accommodation

Suite	Floor	m²	ft²	Rateable Value	
Suite 1A	Ground Floor	57.41	618	10,200	
Suite 1B	Ground Floor	68.57	738	10,400	
Suite 1	Third Floor	119.75	1,289	16,000	**UNDER OFFER**
Suite 3	Ground Floor	91.97	990	12,900	**UNDER OFFER**
Suite 3	Second Floor	84.54	910	12,000	

Specification

The property comprises a 4-storey office building providing office suites arranged around a central service core. The suites have been fully refurbished to provide the following specification:

- Open plan space capable of accommodating flexible fit-out options
- Fully redecorated and re-carpeted
- New suspended ceilings incorporating new lighting.
- New perimeter trunking with power and IT connections ready for cabling by tenant to their own requirement.
- Wall mounted central heating radiators
- 8 Person Passenger lift
- Wheel chair accessible
- Common parts upgraded
- Secure keyless entry phone system







Rating

Occupiers are responsible for paying business rates. Any in going tenant may qualify for 100% business rates relief under the Small Business Bonus Scheme.

Energy Performance Rating

The property has an Energy Performance Rating of D.

Lease Terms

The office suites are available to let on new competitive FRI lease terms. There is a service charge covering the common parts. Quoting rentals and lease terms are available from the letting agents. The extensive recent landlord expenditure will keep the service charge at a manageable level for years into the future.

About the Developer

Clowes Developments is a privately owned company specialising in the construction of commercial property. Our focus is to work with our clients to build imaginative property that creates diverse and inventive places to work based on our customers' needs.

Clowes Developments was founded over 50 years ago by the former Chairman, Charles Clowes. The company has established a strong and resourceful team within a resilient corporate structure, built on a family of focused and dedicated companies.

The flexibility provided by this structure, together with prudent and entrepreneurial management, has delivered strong year on year growth, even through recessionary periods. This has provided a sound financial platform for the company to take up opportunities, through its own resources as and when they arise.

Clowes Developments is now one of the strongest and largest privately owned property development groups in the UK and is regarded as one of the premier logistics developers in the UK. The company owns circa 130 sites nationwide, which provides the group with a land bank of approximately 3,000 acres (1,214 hectares).

Further Information

Strictly by appointment through:

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