TO LET
OFFICE SUITE

GRAHAM SIBBALD



Suite 2, First Floor, Willow House, Stoneyfield Business Park, Inverness, IV2 7PA

- 3 dedicated car parking spaces
- Net Internal Area: 91.34 sq. m / 983 sq. ft
- Rental: £17,200 plus VAT.
- Adjacent to the Inverness Campus and Inverness Retail Park

LOCATION

The Suite is in Willow House in Stoneyfield Business Park, which lies approximately 1 mile east of Inverness city centre. The Business Park has direct access on to the A96 and nearby A9. Stoneyfield Business Park is well located and is situated adjacent to the Inverness Campus developed by Highlands and Islands Enterprise. The Business Park also benefits from the close provision of amenities offered at Inverness Retail Park.

A pedestrian access from Stoneyfield Business Park leads to the Inverness Campus and the Inverness Retail Park and to public transport links.



Nearby occupiers include Fairhurst Engineering, Shepherd Chartered Surveyors, Hazel House Dental Practice, Howdens Garden Centre, and Holiday Inn Express.

ACCOMMODATION

The Net Internal Area of the property extends to 91.34 sq.m / 983 sq.ft or thereby.

The first floor office benefits from the following:

- Raised access floors
- Allocated parking facilities
- Fully DDA compliant
- Dedicated kitchen facilities

SERVICES

We understand the property is connected to main supplies for water and electricity

RATEABLE VALUE

The Rateable Value for the property is £16,000.

RENTAL

£17,200 per annum net of VAT.

SERVICE CHARGE

Applicable in relation to the cost of maintenance of common areas. Figures are available on application

LEASE TERMS

Our client is seeking a minimum of 3 years on standard commercial terms.





LEGAL COSTS

Each party will be responsible for their own legal costs. Should any LBTT or registration dues be applicable the Tenant will be liable.

VAT

Applicable.

EPC

Rating 'E'

ENTRY

By mutual agreement.

VIEWING

Graham + Sibbald
Chartered Surveyors
4 Ardross Street
Inverness
IV3 5NN

To arrange a viewing please contact:



KENNY MCKENZIE
Director
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07803 896 963



ANNA MASSIE
Graduate Surveyor
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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5. Date Published: June 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.