TO LET
MODERN OFFICE PAVILLION

savills

GRAHAM SIBBALD



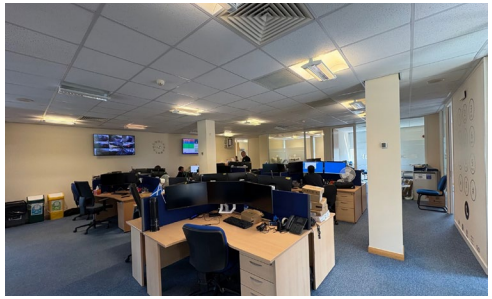
Oykel House, Cradlehall Business Park, Inverness, IV2 5HG

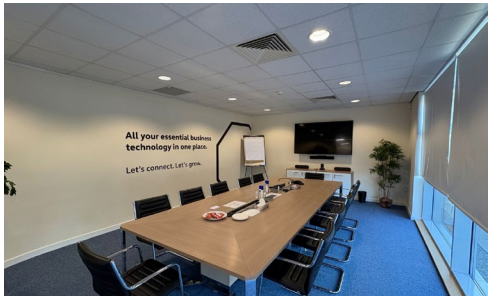
- Prime Business Park Location
- Easy Connection to A96 and A9 Trunk Roads
- Well specified office with car parking
- Entire building extends to 484.02 sq. ft / 5,210 sq. m
- Private parking (18 spaces)
- Floor plans available on request to marketing agents.













LOCATION
Cradlehall Business Park occupies an excellent location to the east side of Inverness and lies within easy reach of all arterial routes and the city centre itself. The parks modern but rural feel offers occupiers a superb profile in one of Inverness's strongest business locations.

Surrounding occupiers include Brodies, Johnston Carmichael, Savills, Pat Munro, NHS Highland & Ledingham Chalmers. The campus for the University of the Highlands & Islands opened in 2015 and lies immediately to the north of the park which includes a Health Science Centre and Scottish Agricultural College.

DESCRIPTION
The subjects comprise a self-contained, modern office pavilion arranged over ground and first floors, with dedicated car parking. The building presents well and benefits from high-quality internal finishes and amenities, including kitchen and staff facilities. The ground floor features a spacious boardroom, while the first floor offers a combination of open-plan office accommodation and private office space. WC facilities are provided on both floors.

The internal specification is of a modern standard, incorporating painted walls, carpet-tiled flooring, and a suspended acoustic tiled ceiling. The floors are raised and fitted with floor boxes for flexible cabling solutions. The property is equipped with a comfort cooling and heating system, an air handling system, and a platform lift serving both floors, ensuring accessibility throughout. Externally, there is a dedicated mono-block paved car park providing space for up to 18 cars.

ACCOMMODATION
We calculate that the property extends to the following approximate floor areas:

Floor	SQ.M	SQ.FT
Ground	242.03	2,605
First	242.03	2,605
TOTAL	484.06	5,210

RATABLE VALUE
The Rateable Value for the property is £85,000.

RENT + SERVICE CHARGE
Upon application.

LEASE TERMS
The property is available on full repairing and insuring lease terms subject to landlord approval.

LEGAL COSTS
Each party will be responsible for the own legal costs. Should LBBT or registration dues be applicable, the sub-tenant/ assignee will be liable.

VAT
All figures quoted are net of VAT.

EPC
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DATE OF ENTRY
The subjects will be available from 1 June 2026, subject to completion of legal missives.

VIEWING + OFFICE ADDRESS
Graham + Sibbald
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To arrange a viewing please contact:



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6. Date of Publication: July 2025