



FG[®] Burnett

To Let

Units 14H & 14I, The Village, Inverness Campus

Inverness, IV2 5NA

- Proposed Light Industrial Units
- 2 units of approx. 253 sq.m (2,723 sq.ft) each
- Available Q4 2027



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



All enquiries:
01224 572 661

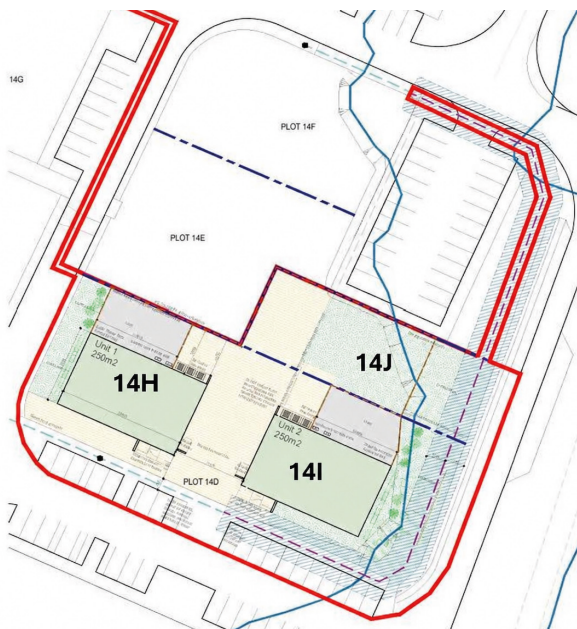
fgburnett.co.uk



Location

The Village is located within Site 14 on Inverness Campus, a much sought after location for businesses and innovative enterprises as well as research and education organisations. Activity at the site focuses on technology, renewable energy, and life science sectors and benefits from proximity to NHS Highland, the University of the Highlands and Islands and an exciting business community, including Global Energy Group's new HQ.

The Village provides a range of development plots in an attractive environment. Scottish Vet Referrals are located adjacent to the buildings.



Description

Units H and I will comprise two detached units benefitting from the following specification:

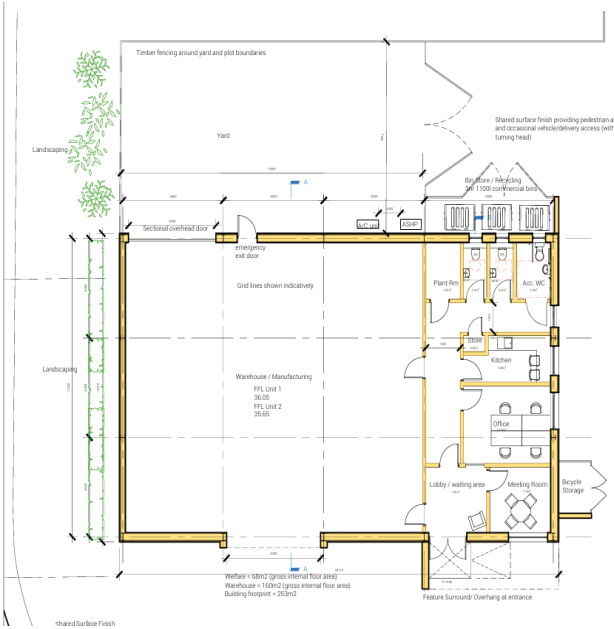
- Steel portal frames with metal sheet cladding
- Concrete floor
- 4.3m wide rear loading door
- Secure rear yard for vehicle / delivery access
- Office, kitchen and WC's
- Bicycle storage
- Mains electricity, water and drainage is provided
- The units will be developed with sustainability measures to include photovoltaic panels, air source heat pumps, and LED lighting
- Shared car parking with EV charging points
- The units will have an anticipated EPC Rating of 'A'

Accommodation

Each of the units will have a Gross Internal Floor Area of c.253 sq.m (2,723 sq.ft). Floor areas will be confirmed upon completion of the development.

Floor Plan

The units will be developed in accordance with the following floor plans:



Planning & Timescales

Planning permission was granted on 18 June 2026 and it is anticipated that the units will be complete and ready for occupation by Autumn/Winter 2027.

Use

Businesses must meet the ‘Campus Occupier Criteria’, seeking a collaborative business environment to grow and innovate.

The units have the benefit of a Class 4 consent under the Town and Scottish (Use Classes) (Scotland) Order 1997 as amended. This allows for research and development and light industrial uses. Interested parties are advised to satisfy themselves that their use is compatible with a Class 4 allocation.

Rent

On application.

Lease Terms

The units will be available on the basis of a minimum 3 year full Repairing and Insuring lease.

Service Charge

Occupiers of Units H and I will be responsible for the payment of a service charge in respect of the upkeep, repair and maintenance of the Village and wider Campus. Further information can be provided.

Business Rates

The units will require to be assessed for Rates upon completion. Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Both units are eligible for 100% New Start rates discount in the first year and potentially Small Business Bonus Scheme in subsequent years. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

VAT

VAT will be payable at the standard rate on all monies due.

General

A closing date will be set for receipt of formal offers. HIE’s decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest, or indeed, any offer.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on a tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and we will undertake the necessary ‘Know Your Client’ identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

On completion of the development in Q4 2027 and on conclusion of legal missives.





Viewings & Offers

Please contact the sole agent to discuss your interest further or to arrange a viewing. All offers should be submitted in writing to the sole agent.



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