

FG Burnett

To Let

Life Sciences Innovation Centre Inverness Campus

Inverness, IV2 5NA

Suites from 22 sq.m | 237 sq.ft

HIE
Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

All enquiries:
01224 572 661

fgburnett.co.uk

Location

Conveniently located at the entrance to Inverness Campus, the Life Sciences Innovation Centre (LSIC) provides modern laboratory and office accommodation for life sciences businesses to locate alongside key research departments and post-graduates of the University of the Highlands and Islands (UHI). The University's Institute of Health Research and Innovation focuses on two key disciplines - Medical Technology and Genetics and Immunology with cross cutting themes of One Health, Cancer and Schizophrenia.

Inverness Campus is a high-quality environment designed to support businesses to work collaboratively with like-minded organisations. Enterprises benefit from close proximity to academic and research organisations like UHI and Scotland's Rural College, and NHS Highland clinicians at the National Treatment Centre - Highland with specialisms in orthopaedics and opthalmology. UHI and SRUC offer research and innovation services and access to state of the art scientific equipment. Global Energy are opening their new HQ directly adjacent to the building.

Highlands and Islands Enterprise (HIE) may be able to offer a range of support to grow your business.

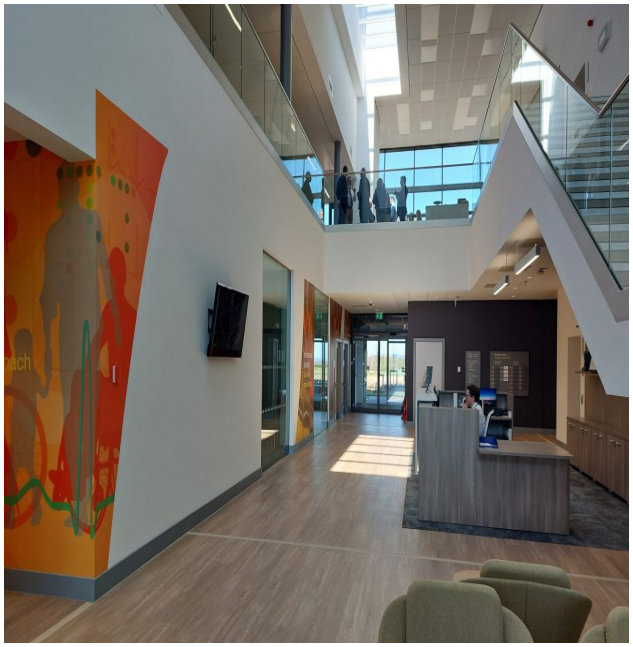
Connectivity

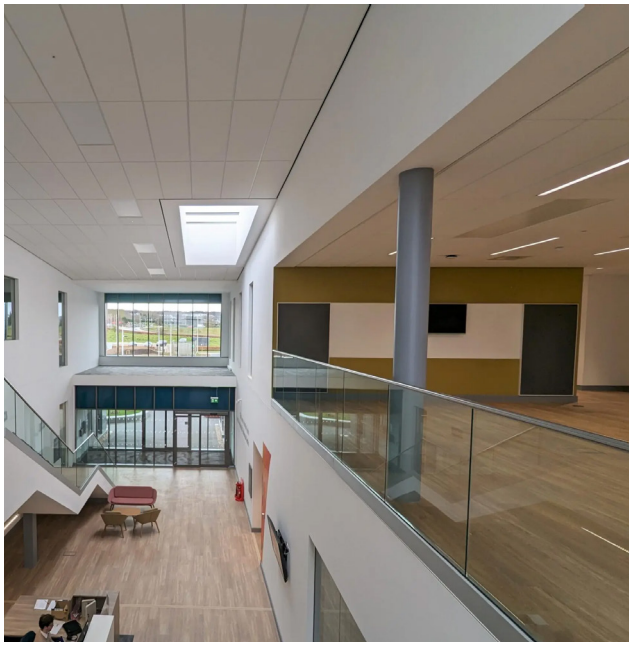
Inverness Campus boasts excellent connections

- Inverness Airport - 15 min drive. Daily connections include Amsterdam, Heathrow and Gatwick
- Inverness Railway Station - 2.5km on foot or by bike, or less than 10 minutes by bus or car.
- Adjcacent to A9 and A96 trunk roads providing links to Edinburgh, Glasgow and Aberdeen

Key Features

- Attractive double height atrium entrance with collaborative breakout areas
- Bookable meeting rooms
- Secure controlled access
- Fully equipped kitchen and tea prep areas
- Clinic suites available with vinyl flooring, work bench and sinks
- Hot desks available
- Comms cabinet located in suite
- Raised access flooring with CAT 6 cabling and wifi provision
- Gigabit internet provided
- Guest Wifi network in shared areas
- High quality WC and shower rooms with lockers and drying room
- Secure cycle storage
- Good bus links with real time information in the building
- Shared car parking with EV charging
- EPC rating B
- Suites may be qualify for up to 100% rates discounts under the 'Small Business Bonus Scheme'





Ground Floor Layout & Availability



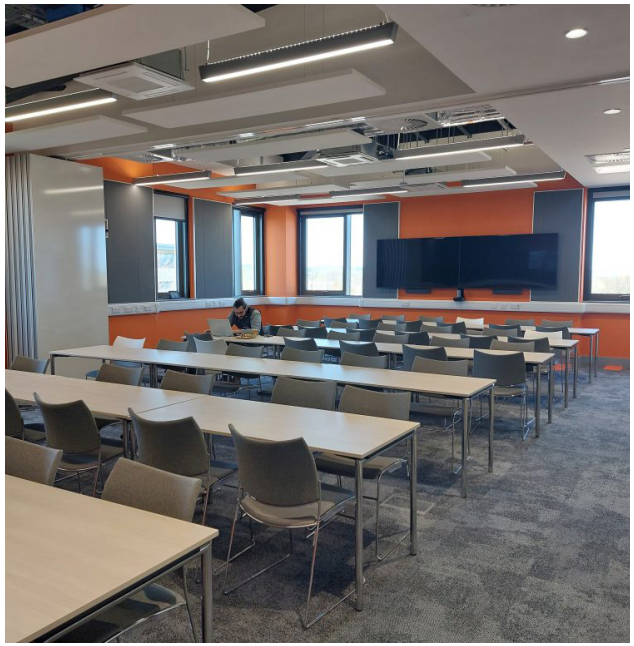
Suite	Area sq.m	Area sq.ft	Rent p.a.	Rateable Value
G13	27	291	£11,000	£7,750
G15	25	269	£9,000	£7,250
G16	28	301	£11,500	£8,250
G17	31	334	£12,250	£9,250
G19	28	301	£11,000	£8,000
G20 (Clinic)	21	226	£8,600	£6,500
G21 (Clinic)	22	237	£9,000	£6,500

First Floor Layout & Availability



Suite	Area sq.m	Area sq.ft	Rent p.a.	Rateable Value
F12	22	237	£9,000	£6,500
F13 Hot Desks	49	527	P.O.A.	Inclusive in rent
F14	22	237	£9,000	£6,500
F15	26	280	£10,600	£7,250
F16	27	291	£11,000	£8,000
F19	28	301	£11,500	£8,250
F22 (Clinic)	22	237	£9,000	£7,750





Accommodation

Clinic style suites and office options are available for lease. Flexible accommodation starts at 22 sq.m. The clinic suites have vinyl flooring, workbenches and sinks.

Rent

As per availability tables, inclusive of service charge and insurance costs.

Lease Terms

Flexible leases with 30 day notice periods. Full terms available on request.

Rateable Value

Rateable Values for individual rooms are noted on the availability tables.

Rates Details

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 which include New Start Relief and Small Business Bonus Scheme. Interested parties should contact the relevant Local Authority and further information can be found at **www.saa.gov.uk**

Service Charge

Rents are inclusive of a service charge in respect of the maintenance, repair and upkeep of the common areas of the building and Campus. A separate charge is made for metered electricity consumption.

VAT

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

General

A closing date may 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. Due to funding restrictions, suites can only be let to qualifying small-medium sized enterprises.

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 are 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 conclusion of legal missives.



Viewings & Offers

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

Jonathan Nesbitt

t: 07771 923 401

e: jonathan.nesbitt@fgburnett.co.uk

fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of His Majesty's Stationery Office. © Crown Copyright PU 100017316.

No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants, a request for information will be made at the appropriate time.