

FG Burnett

To Let

Nexus Business Suites, Solasta House Inverness Campus

Inverness, IV2 5NA

From 20.76 - 49.65 sq.m | 223 - 534 sq.ft

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

All enquiries:
01224 572 661

fgburnett.co.uk

Location

Solasta House is a stunning office building located at the heart of Inverness Campus. An impressive entrance combined with high end specification provides an ideal setting to base your life sciences or technology business.

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 sate of the art scientific equipment. Scottish Government's development agency, Highlands and Islands Enterprise (HIE) can offer a range of support to grow your business.

Connectivity

Inverness Campus boasts excellent connections

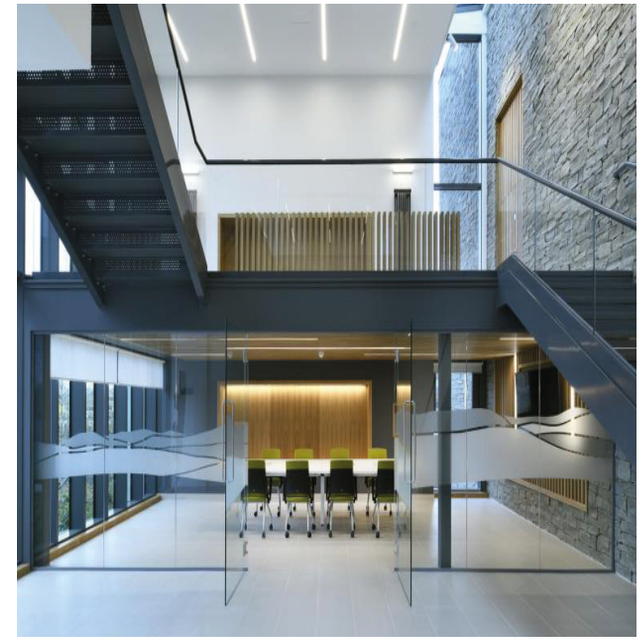
- Inverness Airport - 15 min drive. Daily connections include Amsterdam, Heathrow and Gatwick
- Inverness Railway Station - 2.5km on foot or by bike, or less than 10 minutes by bus or car.
- Adcacent to A9 and A96 trunk roads providing links to Edinburgh, Glasgow and Aberdeen

Nexus Business Suites

Solasta House houses a suite of small office/lab accommodation within Nexus, a wing of the building on the first floor dedicated to Research & Development and Innovation, and offering smaller floor plates to accommodate new business ventures.

Key Features

- First floor suites from 20.76 - 49.65 sq.m (223 - 534 sq.ft)
- Modern office/lab specification
- Metal raised floors with Cat 6 cabling and wifi provision
- LED lighting
- Common tea prep facility
- Attractive double height atrium entrance with collaborative breakout areas and shared ground floor meeting room with presentation facilities
- 24/7 secure controlled access
- High-speed internet included
- 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
- EPC rating B





Indicative Floor Plan



User Restriction

Occupiers witin Solasta House are restricted to those involved in Life Sciences, Research & Development, Technology & Innovation, and related sectors. Only suitable for qualifying Small & Medium Enterprises.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following internal areas derived:

Suite 4	20.76 sq.m	223 sq.ft
Suite 6*	38.87 sq.m	418 sq.ft
Suite 7	27.32 sq.m	294 sq.ft
Suite 9	49.65 sq.m	534 sq.ft

** Suite 6 is fitted out as a laboratory.*

Rent

The suites are available on an inclusive rent and service charge basis as follows:

Suite 4 - £8,000 p.a.
Suite 6 - £16,300 p.a.
Suite 7 - £10,600 p.a.
Suite 9 - £19,250 p.a.





Lease Terms

Flexible leases with monthly break options are available. Rents are subject to annual RPI increases.

Rateable Value

The Valuation Roll shows the following Proposed Rateable Values effective 1st April 2026:

Suite 4 - £6,000
Suite 6 - £11,000
Suite 7 - £8,000
Suite 9 - £12,500

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. All units are eligible for 100% Small Business Bonus Scheme (SBBS). Interested parties should contact the relevant Local Authority and further information can be found at **www.saa.gov.uk**

Service Charge

All service charges are included within the rental payment. A separate charge is made for electricity.

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.

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 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.