



For Sale / May Let

COMMERCIAL DEVELOPMENT LAND

(Subject to Ground Lease)

- Fully serviced business land.
- Plots from 0.5 to 20 acres available.
- Outline planning consent granted for office, industrial, hotel and commercial uses.
- Nearby A96 trunk road set to be dualled by 2021.
- New proposal for an Inverness Airport Rail Halt and Park & Ride.



Location

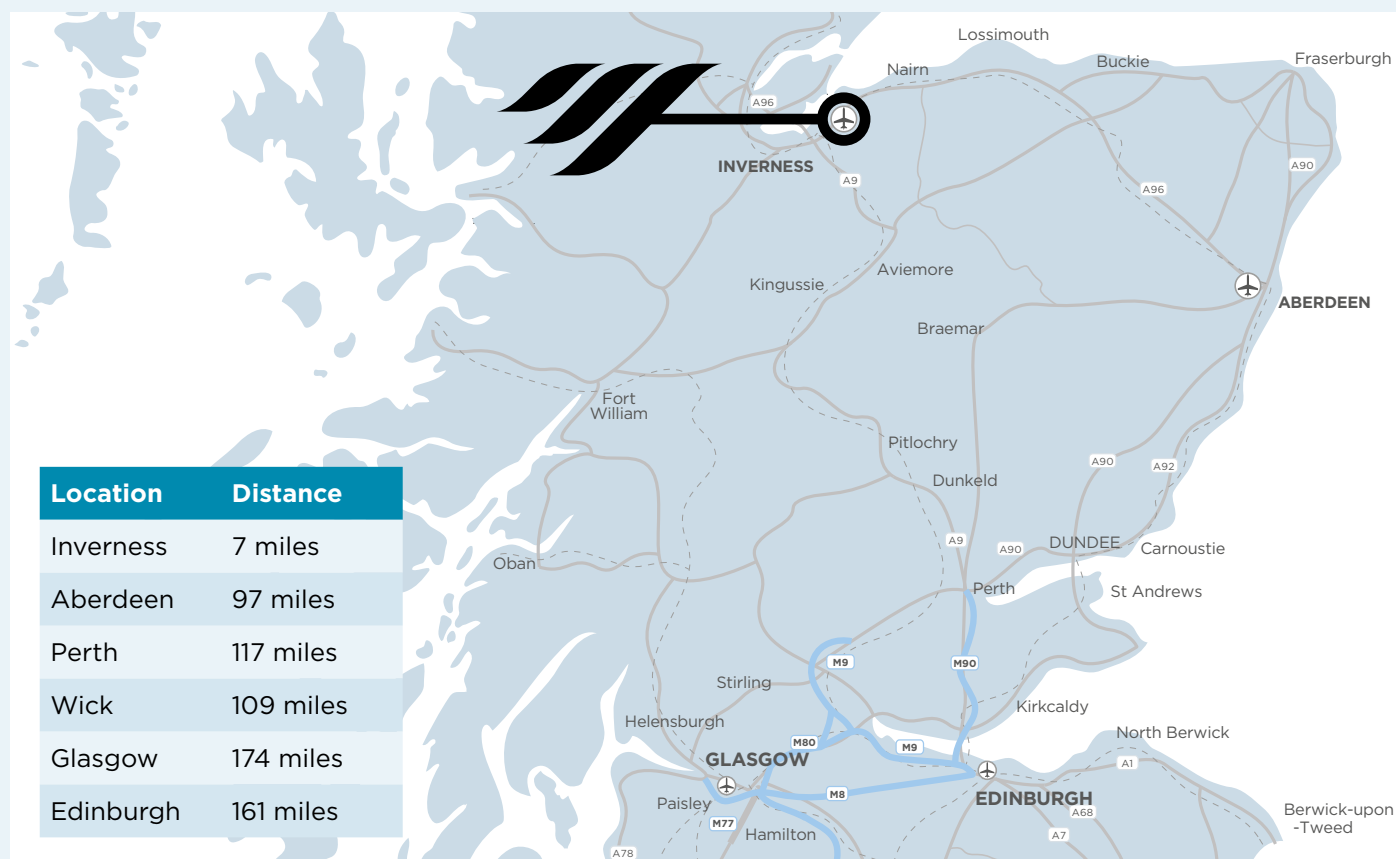
Inverness Airport Business Park is located immediately adjacent to Inverness Airport within Dalcross, Inverness, Highlands. Dalcross lies approximately 7 miles to the east of the city of Inverness just off the A96 trunk road. The Scottish Government have confirmed the A96 trunk road will be dualled by 2030 with the first section between Inverness and Nairn expected to be completed by 2021. In addition a new rail halt at Inverness Airport is proposed to be opened providing Park & Ride facilities. Access to Phase 1 of IABP is from the main road linking the A96 to the Airport terminal with a separate spine road leading into the Phase 1 development.

Inverness Airport handled over 796,000 passengers in 2016 and benefits from daily links to London Heathrow and Amsterdam as well as providing a range of flights to other UK and European destinations.

IABP is a prime location to service Inverness and the wider north of Scotland area. It is strategically placed and accessible for staff and customers with easy access to Inverness, Nairn, the A96, A82 and A9 trunk roads.

Key Features

- Phase 1 extends to a total of 32.1 acres.
- Phase 1 site will be fully serviced by 1st September 2017 to provide electricity, water, telecoms and foul drainage connections. There is no gas supply.
- Fully serviced sites are available for sale (subject to ground lease).
- Purchasers will be offered a 125 year ground lease at a peppercorn rent in exchange for a grassum payment.
- Purchasers will be responsible for securing detailed planning consent for any proposed building. Outline planning consent has been granted covering industrial, hotel, commercial and office uses under Use Classes 4 (Business), 5 (General Industrial), 6 (Storage & Distribution) and 7 (Hotels) of the Use Classes Order 1997.
- It is anticipated that key frontage sites will suit hotel and office users with the rear facing sites suiting industrial users.
- The entire development will be to a high standard including landscaped areas as shown on the proposed master plan.
- Occupiers will pay a service charge for maintenance of common areas.
- Structured development proposed through a design code prepared by IABP to create a high quality environment and surrounds.





Proposed Masterplan

Plot	Size (Acres)	Proped Use	SQ FT
1/1	1.3	Industrial	12,500
1/2	1.1	Industrial	8,200
1/3	1.9	Industrial	17,500
1/4	1.9	Industrial	17,500
2/1	2.5	Industrial	12,500
2/2	1.4	Industrial	17,000
2/3	1.2	Industrial	15,000
3/1	0.6	Office	10,000
3/2	0.6	Office	10,000
3/3	0.6	Office	10,000
3/4	1.2	Office	15,000
3/5	1.2	Office	15,000

Plot	Size (Acres)	Proped Use	SQ FT
3/6	0.6	Office	6,000
3/7	0.6	Office	6,000
3/8	0.6	Office	6,000
3/9	0.6	Office	6,000
3/10	1.0	Industrial	15,000
3/11	1.5	Industrial	10,000
3/12	1.3	Industrial	15,000
4/1	2.0	Hotel	120 bed
4/2	1.4	Car Hire	3,000
4/3	2.5	Hotel	120 bed
4/4	2.1	Office	TBC
4/5	2.4	Office	TBC

The masterplan is flexible and provided for indicative purposes only. Specific uses can be changed for each plot. Plots can also be combined or sub-divided if required.



Sale Terms

Fully serviced plots are available to purchase based on a 125 year ground lease at a peppercorn rent per annum. There will be no rent reviews due under the ground leases. In exchange occupiers will pay a grassum payment. Occupiers will be responsible for securing detailed planning consent for any proposed buildings. Planning enquires should be directed to the Highland Council Planning Department.

Occupiers will enter into a development agreement whereby any proposed buildings will begin construction within 12 months from the date of purchase. Full details on this development clause are available from the sole selling agents.

For further information and full quoting terms for specific plots please contact the sole selling agents.

www.iabp.co.uk

Grant Assistance

Purchasers and occupiers of IABP may be eligible for grant assistance from Highlands & Islands Enterprise (HIE). IABP qualifies for Tier 1 Regional Selective Assistance (RSA). Interested parties should contact the sole selling agents who can provide contact details at Highlands & Islands Enterprise to discuss grant availability.

Further Information

Please contact the sole selling agents:

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