

SPACE TO LET

AURORA HOUSE INVERNESS CAMPUS



EUROPE & SCOTLAND
European Regional Development Fund
Investing in a Smart, Sustainable and Inclusive Future

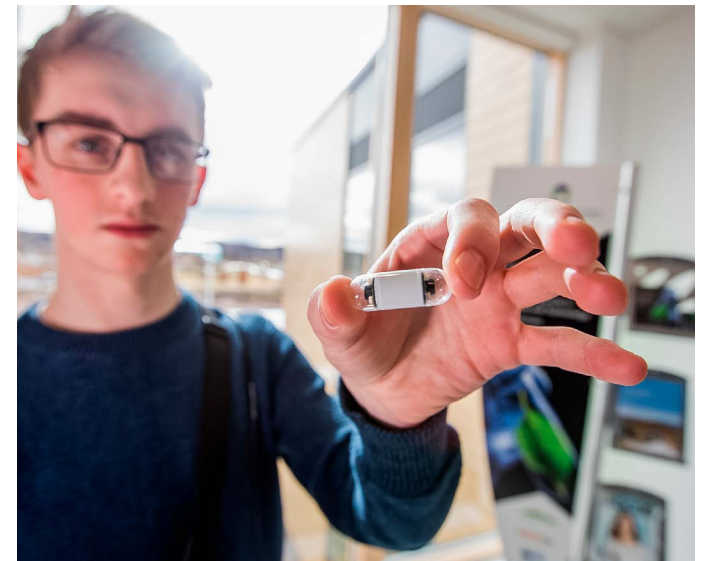


Eòrpa agus Alba
Maoin Leasachaidh Roinnean na h-Eòrpa
V'iasgadh ann an Am n' teachd Gleuda, Seasmhach is In-ghabhtha

inverness campus | làrach
inbhir nis



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd's nan Eilean

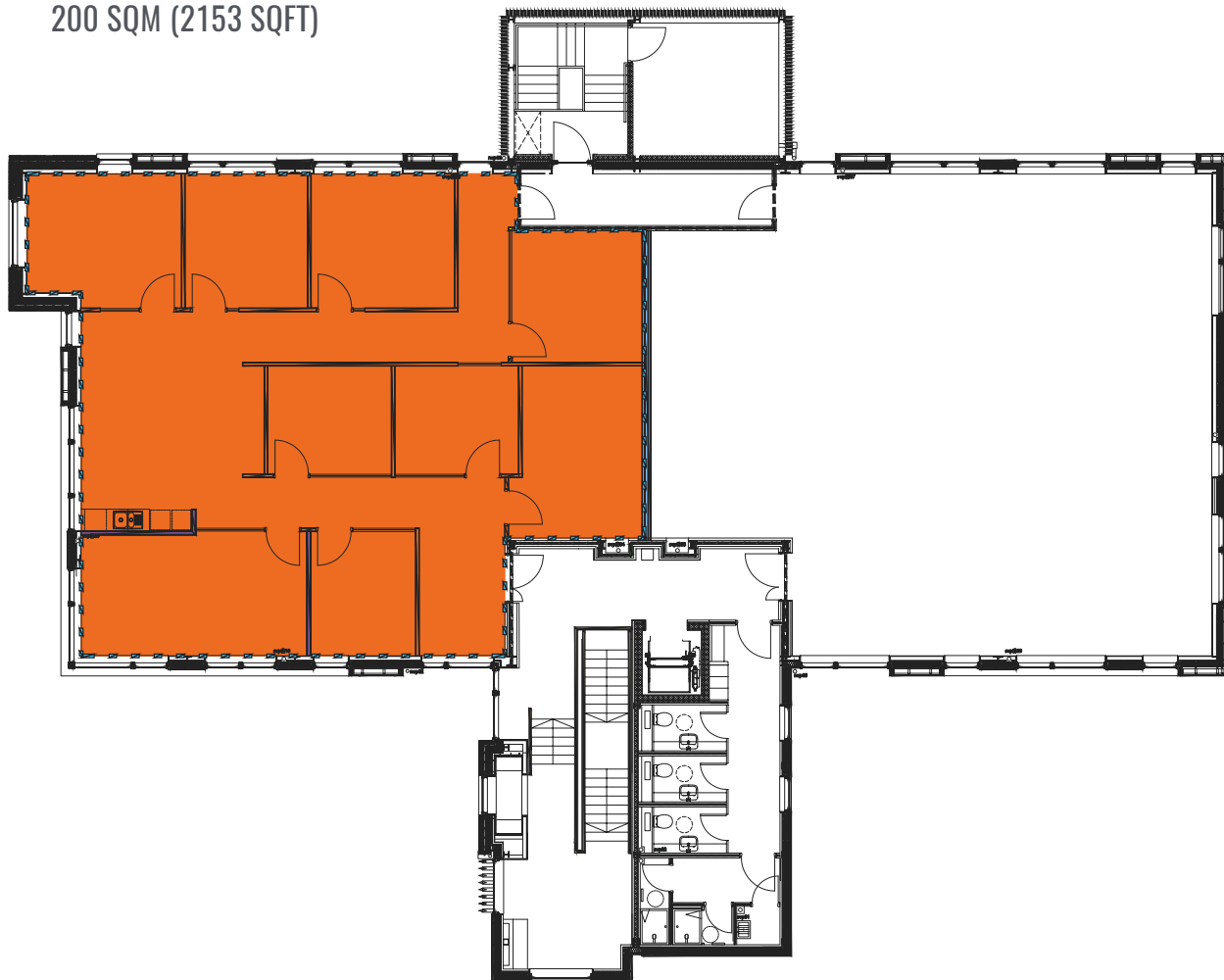


Aurora House is a Grade A building for Life Sciences and Technology organisations. Located at the world-class Inverness Campus, the building is finished to an excellent standard.

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 ophthalmology. UHI and SRUC offer research and innovation services and access to state of the art scientific equipment. For those in the Life Sciences sector, the Campus brings Enterprise Area benefits, such as business rates relief. Highlands and Islands Enterprise (HIE) can offer a range of support to grow your business.

AURORA HOUSE - FIRST FLOOR

SPACE AVAILABLE:
200 SQM (2153 SQFT)



Indicative layout only.

PRICING AND AVAILABILITY

Please contact HIE for details of current availability and rent.

TERMS AND CONDITIONS

- Minimum five-year lease on Tenant Full Repairing terms
- Building service charge and insurance are applicable
- Business rates payable by occupier
- Rateable Value £37,500
- VAT applicable on all costs
- Each party responsible for own legal costs

SPECIFICATION:

- EPC A rated building
 - Raised access flooring with CAT 6 cabling
 - Meeting rooms and kitchen areas
 - High speed fibre available (via leased line)
 - Informal break-out spaces within shared areas
 - Secure controlled access
 - High quality WC and Shower facilities
 - Attractive landscaped grounds
 - Secure cycle parking
 - Shared car parking
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FOR VIEWINGS AND MORE INFORMATION




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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.
-  Adjacent to A9 and A96 trunk roads providing links to Edinburgh, Glasgow and Aberdeen.



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