



# Hotel Development



- ◆ Excellent hotel development opportunity
- ◆ Walking distance to the terminal building
- ◆ Developers, investors, operators sought

## The location

Inverness Airport Business Park (IABP) is adjacent to Inverness Airport. Passenger growth has increased over the past 10 years, making it one of the fastest growing and dynamic airports in the UK. Both IABP and the Airport are located on the A96 trunk road 6 miles east of Inverness, an attractive City of 60,000 people centred on the River Ness. Inverness achieved City status in 2001 and is the administrative centre for the Highlands.

Inverness Airport carriers provide services to Gatwick, Luton, Southampton, Bristol and Birmingham and international flights to such locations as Zurich and Dusseldorf. IABP is also adjacent to the rail network with a proposed rail link and park and ride within the site. The network provides a link to Aberdeen in the east and via Inverness to the cities of Scotland's Central Belt and beyond.

## Hotel Sites

Land at IABP has been identified for up to 4 hotel sites up to 16,000 sqm (172,228 sqft) but significant flexibility can be offered to any potential interests. The site(s) are all within walking distance of the Airport Terminal - as indicated on the plan overleaf. Each plot extends to c. 2 acres and is suitable for development of a 100 bed hotel with adjacent land to allow expansion to +150 beds. The initial plot is expected to form part of phase 1 of the development.





### Grant Assistance

The site sits within an area qualifying for Tier 2 Regional Selective Assistance. Subject to meeting certain criteria, occupiers would be eligible for a contribution of up to 15% of capital investment made in establishing a new facility on the Park. Further information is available from [www.rsascotland.gov.uk](http://www.rsascotland.gov.uk).

### Design

A design brief for Inverness Airport Business Park has been developed and is available on request, or by visiting [www.iabp.co.uk](http://www.iabp.co.uk).

### Further Information

For further information, please contact the joint sole letting agents:



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