

MODERN OFFICE

- > SECOND FLOOR SUITE
- > POPULAR BEECHWOOD BUSINESS PARK
- > FLOOR AREA: 3,194 SQ FT
- > FLEXIBLE LEASE TERMS AVAILABLE
- > 10 DESIGNATED CAR PARKING SPACES
- > EASY ACCESS TO A9 & A96
- > RENT £54,000 PER ANNUM

TO LET



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OFFICE SUITE 2, SECOND FLOOR, KINTAIL HOUSE BEECHWOOD BUSINESS PARK, INVERNESS, IV2 3BW

CONTACT: Linda Cameron: linda.cameron@shepherd.co.uk | Neil Calder: n.calder@shepherd.co.uk Tel: 01463 712239
Sandy Rennie: sandy@rennieproperty.co.uk | Mobile: 07766 357953



LOCATION

Beechwood Business Park is located circa 2 miles east of Inverness city centre. It benefits from easy access to all of the main trunk road links. Kintail House enjoys superb profile to Inshes Roundabout and Sir Walter Scott Drive, which connect directly to the main A9 with the A96 and A82 also easily accessible. The UHI Campus and Raigmore Hospital are located nearby.

Neighbouring occupiers include MacDonald Group, Saffery Champness, Fairhurst & Partners and Premier Inn. Other occupiers within Kintail House include Thorntons Law LLP, Innes & Mackay, Ness Horizons and British Red Cross.

DESCRIPTION

The property comprises a self-contained office suite on the Second Floor with passenger lift access within a high-quality HQ type office building. The space can be configured to suit your business space requirements.

The internal finish includes suspended ceilings with integrated fluorescent lighting, double glazed windows and carpeted floors with inset floor boxes providing data & power connections. Electric storage heaters are fitted together with air conditioning units providing comfort cooling.

Communal toilet facilities are provided within the landing areas of all floors. Suite 2 benefits from 10 on site designated car spaces.

FLOOR AREA

Office Suite 2 extends to the following NIA:-

Floor	Suite	Approx. NIA
Second	Suite 2	297 m ² (3,194 ft ²)

BUSINESS RATES

Office Suite 2 is entered in the current Valuation Roll as detailed below:-

Description	NAV/RV
OFFICES	£45,000







PLANNING

Class 4 (Business) in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The suite may accommodate alternative uses, subject to planning.

EPC

The suite has an EPC Rating of "D". The EPC Certificate and Recommendations Report are available on request.

SERVICE CHARGE

There is a Service Charge payable for maintaining and repairing the common parts. Further details are available on request.

LEASE TERMS

Office Suite 2 is available "To Let" on new FRI Lease terms for a duration to be agreed.

A rental of **£54,000 per annum**, exclusive of VAT is sought.

ENTRY

Entry is available by mutual agreement.

LEGAL COSTS

Incoming tenants will be liable for their own legal costs, LBTT, Registration Dues and VAT (where applicable).

VAT

VAT will apply to any transaction.



For further information or viewing arrangements please contact the joint agents:

Linda Cameron or Neil Calder, Shepherd Chartered Surveyors, Mulberry House, 39/41 Harbour Road, Inverness, IV1 1UA
linda.cameron@shepherd.co.uk | 07789 004260 or n.calder@shepherd.co.uk | 07551 173667

Sandy Rennie, Rennie Property Consultants, The Office, Ben View House, Lentrán, Inverness, IV3 8RL
sandy@rennieproperty.co.uk | 07766 357953

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