



OFFICE

- GROUND & FIRST FLOOR OFFICE SUITES • WELL-ESTABLISHED POPULAR BUSINESS PARK LOCATION
- GF SUITE B1: 188 M² (2,026 FT²) | FF SUITE B2: 189 M² (2,040 FT²) • EASY CONNECTION TO A9 AND A96
- ON-SITE CAR PARKING • FLEXIBLE LEASE TERMS AVAILABLE

TO LET



www.g-s.co.uk

**SUITES B1 & B2, ETIVE 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
Kenny Mckenzie: Kenny.mckenzie@g-s.co.uk | Anna Massie: anna.massie@g-s.co.uk | Tel: 01463 236977



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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 within the building include RSPB, Caintech Ltd and Childrens Hospice Association Scotland. Other occupiers within the wider estate include Thorntons Law LLP, Saffery Champness, Innes & Mackay, British Red Cross and Premier Inn.

DESCRIPTION

The property comprises office accommodation over ground and first floors within the mid-section of Etive House a standalone office building. There is passenger lift access to the First Floor. The space can be configured to suit an incoming occupier's space requirements and is available as a whole or on a floor by floor basis.

The internal finish includes suspended ceilings with integrated fluorescent box lighting, data and power connections, double glazed windows, carpeted floors and electric heating is fitted throughout.

Toilet facilities are provided on each floor. The property benefits from on-site designated car parking.

FLOOR AREA

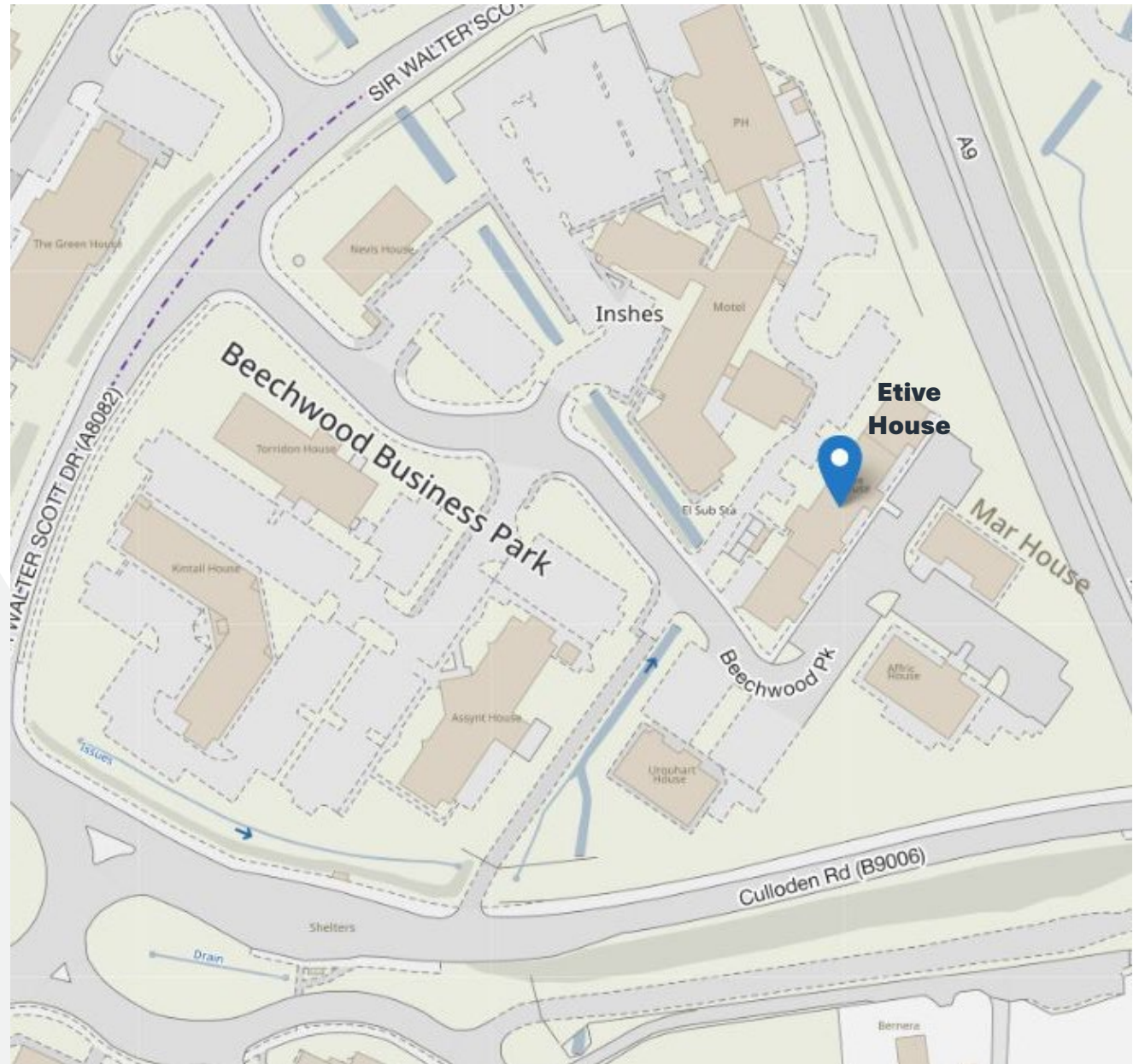
The suites extend to the approximate undernoted floor areas:-

Floor	Suite	M ²	Ft ²
Ground	Suite B1	188	2,026
First	Suite B2	189	2,040
Total:		377	4,066

BUSINESS RATES

The suites are listed within the current Valuation Roll as follows:-

Description	NAV/RV
GF Suite B1	£29,000
FF Suite B2	£29,500



Suite B1 – Ground Floor



Suite B2 – First Floor



PLANNING

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

EPC

Details 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

The office suites are available "To Let" on new FRI lease terms for a duration to be agreed with the undernoted rentals sought:-

Suite B1: £32,000 per annum, exclusive of VAT

Suite B2: £32,500 per annum, exclusive of VAT

The space is available as a whole or alternatively on a floor by floor basis.

ENTRY

Entry is available by mutual agreement.

LEGAL COSTS

Incoming tenant/s 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 or n.calder@shepherd.co.uk | 01463 712239

Kenny Mckenzie or Anna Massie, Graham & Sibbald, 4 Ardross Street, Inverness, IV3 5NN
kenny.mckenzie@g-s.co.uk or anna.massie@g-s.co.uk | Tel: 01463 236977

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