

OFFICE

- > MODERN GROUND FLOOR OFFICE SPACE PLUS FIRST FLOOR OFFICE
- > LARGE GLAZED FRONTAGE
- > 4 ON-SITE DESIGNATED CAR PARKING SPACES
- > EASY CONNECTION TO MAIN ROAD NETWORK
- > QUALIFIES FOR RATES RELIEF

TO LET

GROUND FLOOR RIGHT OFFICE, MARR HOUSE, BEECHWOOD BUSINESS PARK, INVERNESS, IV2 3JJ

CONTACT: Linda Cameron / Neil Calder – Tel: 01463 712239 www.shepherd.co.uk



GROUND FLOOR RIGHT SUITE, MARR HOUSE, BEECHWOOD BUSINESS PARK, INVERNESS IV2 3JJ

LOCATION

The property is located within the popular Beechwood Business Park on the southern outskirts of Inverness close to Beechwood UHI Campus and Raigmore Hospital. The park enjoys easy access to the main A9 trunk road and close connection to the main A96 trunk road.

DESCRIPTION

The property comprises ground floor office space comprising 2 open plan rooms within Marr House a modern 2-storey standalone office pavilion. The space benefits from its own glazed entrance door set within a large glazed frontage, suspended ceiling grids with inset fluorescent lighting and electric heating as well as 4 on site car parking spaces. In addition to the ground floor space there is a further office (Room 2) located on the first floor of the building.

LEASE DETAILS

The ground floor right office is held on full repairing and insuring lease terms expiring on 2nd May 2021 with the first floor office also held on FRI lease terms until 18th December 2021. Our client is seeking to assign or sub-let their remaining leasehold interest in both spaces, as individual suites or as a whole. A rental of £9,268 per annum, exclusive of VAT is sought in respect of the Ground Floor Right Office and a rental of £3,586 per annum, exclusive of VAT is sought in respect of the First Floor Office.

Alternatively, the landlord may be willing to consider entering in to a new lease on terms to be agreed.

RATEABLE VALUE

The property is entered in the current Valuation Roll with the undernoted Rateable Values:-

Ground Floor Office: £11,500 / Room 2, First Floor: £6,250

The property qualifies for rates relief in terms of the Small Business Bonus Scheme.

PLANNING

Class 4 (Business) Use.

SERVICE CHARGE

A service charge applies to the common areas of the building. Details are available on request.

EPC

Details available on request.



COSTS

Each party will bear their own legal costs. The incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon.

ACCOMMODATION	m ²	ft ²
Ground Floor Right Office	61	662
First Floor Office	18	195
TOTAL	79	857



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

Shepherd Chartered Surveyors Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA Tel: 01463 712239

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