

TO LET OFFICE

SUITE B5, ETIVE HOUSE, BEECHWOOD BUSINESS PARK, INVERNESS, IV2 3BW



- FULLY DDA COMPLIANT OFFICE SPACE
- FLOOR AREA: 90 M² (965 FT²)
- WELL ESTABLISHED PRIME BUSINESS PARK
- ADJACENT TO BEECHWOOD UHI CAMPUS
- ON-SITE CAR PARKING
- EASY CONNECTION TO A9 AND A96

QUALIFIES FOR RATES RELIEF PER FRESH START RATES SCHEME

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 a self-contained First floor office suite within a modern purpose-built office pavilion benefiting from 2 on-site car parking spaces. Additional car parking space may be available by separate negotiation. The space provides flexible office accommodation with staff ancillary facilities including toilets and a kitchen area and benefits from suspended ceiling grids with integrated fluorescent lighting, perimeter trunking for IT and electric points and wall mounted electric heating. The pavilion is fully DDA compliant with ramped access and a passenger lift servicing all floors within the building.

SERVICE CHARGE: Details available on request.

RATEABLE VALUE: The property is entered in the current Valuation Roll as NAV/RV: £15,250. The business rate poundage for 2019/2020 is 49.0p for every £1 of rateable value for properties with a rateable value less than £51,000. Under Fresh Start, the property qualifies for 100% rates discount for the first year of occupation.

PLANNING: Class 4 (Business).

FLOOR AREA: The suite extends to approx. 90 m² (965 ft²).

LEASE DETAILS: Available on new FRI lease terms for a period to be agreed.

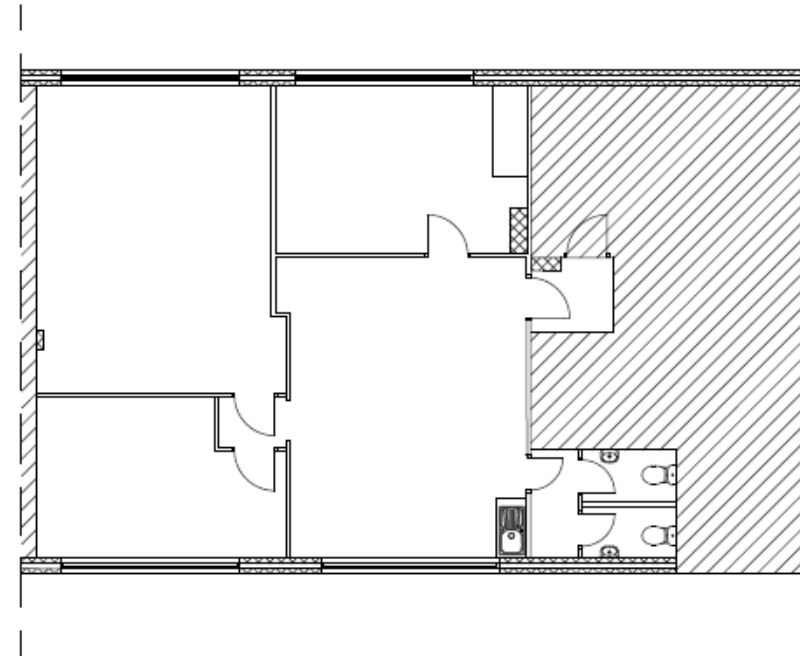
RENTAL: A rental of £15,500, exclusive of VAT, per annum is sought.

VAT: VAT will apply to any transaction.

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.





SUITE B5 - INDICATIVE FLOOR LAYOUT PLAN

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:

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