

# TO LET OFFICE

SUITE A2, FIRST FLOOR, ETIVE HOUSE,  
BEECHWOOD BUSINESS PARK, INVERNESS, IV2 3BW



- FIRST FLOOR OFFICE ACCOMMODATION
- WELL ESTABLISHED PRIME BUSINESS PARK
- ON-SITE CAR PARKING
- FLOOR AREA: 142 M<sup>2</sup> (1,528 FT<sup>2</sup>)
- ADJACENT TO BEECHWOOD UHI CAMPUS
- EASY CONNECTION TO A9 AND A96 TRUNK ROADS

**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 office accommodation over first floor level within a 2-storey section of a larger 3-storey and part 2-storey modern purpose-built office pavilion benefiting from on-site car parking. The space provides office accommodation with toilet facilities and benefits from suspended ceiling grids with integrated fluorescent lighting and comfort cooling/air conditioning cassettes as well as skirting level perimeter trunking for IT and electric points. The space benefits from a feature glazed entrance with a stairwell leading to the first floor of the building.

**SERVICE CHARGE:** Details available on request.

**RATEABLE VALUE:** The suite will require to be reassessed for rating purposes on occupation.

**PLANNING:** Class 4 (Business).

**FLOOR AREA:** The suite extends to approx. 142 m<sup>2</sup> (1,528 ft<sup>2</sup>).

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

**RENTAL:** A rental of £24,500 per annum is sought.

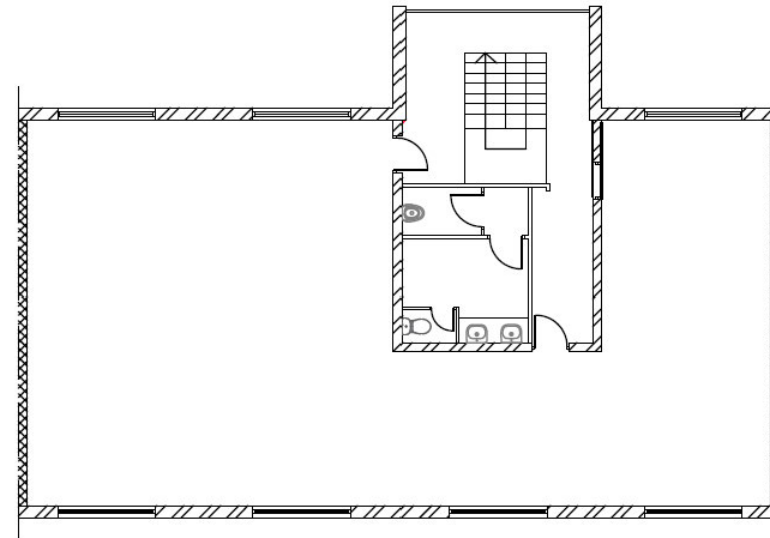
**VAT:** VAT will apply to any transaction.

**EPC:** The property has an EPC rating of "F". The Certificate and Recommendations Report is 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.







First Floor

**SUITE A2 - INDICATIVE FLOOR LAYOUT PLAN**

**VIEWING & FURTHER INFORMATION**

Strictly by appointment by contacting either of the joint marketing agents:-

**Shepherd Commercial**  
 Mulberry House  
 39-41 Harbour Road  
 Inverness, IV1 1UA  
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