

## Torrison House, Beechwood Business Park, Inverness, Highland, IV2 3BW

- Immediate entry available
- Flexible lease terms available
- Refurbished to high standard with brand new ancillary accommodation
- Total NIA: 927.35 sq.m / 9,982 sq.ft or thereby
- 37(+) dedicated parking spaces
- Central Business Park location
- May sub-divide



**OPPORTUNITY**

The premises present an opportunity to lease excellent office space on flexible terms in a prominent location with good car parking.

**LOCATION**

Torridon House is situated within Beechwood Business Park which is approximately 2 miles from Inverness city centre. This is a premier office location with good road connections and benefitting from the nearby Retail Park, Hospital and UHI Campus. Nearby occupiers include Saffery Champness Accountants, Innes & Mackay Solicitors, Ledingham Chalmers Solicitors, The Green House Business Centre and the NHS.

**DESCRIPTION**

Torridon House comprises a modern office building which has been recently refurbished to a very high standard over two floors having originally been built in 1995. It is a two storey office pavilion with 37 dedicated car parking spaces and generous grounds allowing for the number of spaces to be increased.

**ACCOMMODATION**

**Ground Floor** – Entrance Hall/Stair with Lift, Open Plan Office, Inner Hall with Ladies, Gents and Accessible Toilet.

**First Floor** — Landing, Open Plan Office Space with Inner Hall Ladies and Gents Toilets.

**SPECIFICATION**

- Full DDA accessibility with Schindler 1500, 5 person lift.
- A mix of floor boxes and perimeter trunking for power and IT.
- Air conditioning system.
- Suspended ceiling grids within integrated LG7 Sensor lighting.
- Fully carpeted.
- Feature stair in entrance hall.

The property is available now by letting as a whole or alternatively on a floor by floor or possibly even a part floor basis.

Area	Sq.M	Sq.Ft
Ground Floor (Excluding Entrance Hall & Toilets)	459.39	4,945
First Floor (Excluding Landing and Toilets)	467.96	5,037
<b>Total NIA</b>	<b>927.35</b>	<b>9,982</b>

IPMS3 is noted at 926 sq.m / 9,969 sq.ft.

**LEASE TERMS**

Torridon House is available to lease immediately subject to legals, on the basis of a new Full Repairing and Insuring lease on terms to be agreed.

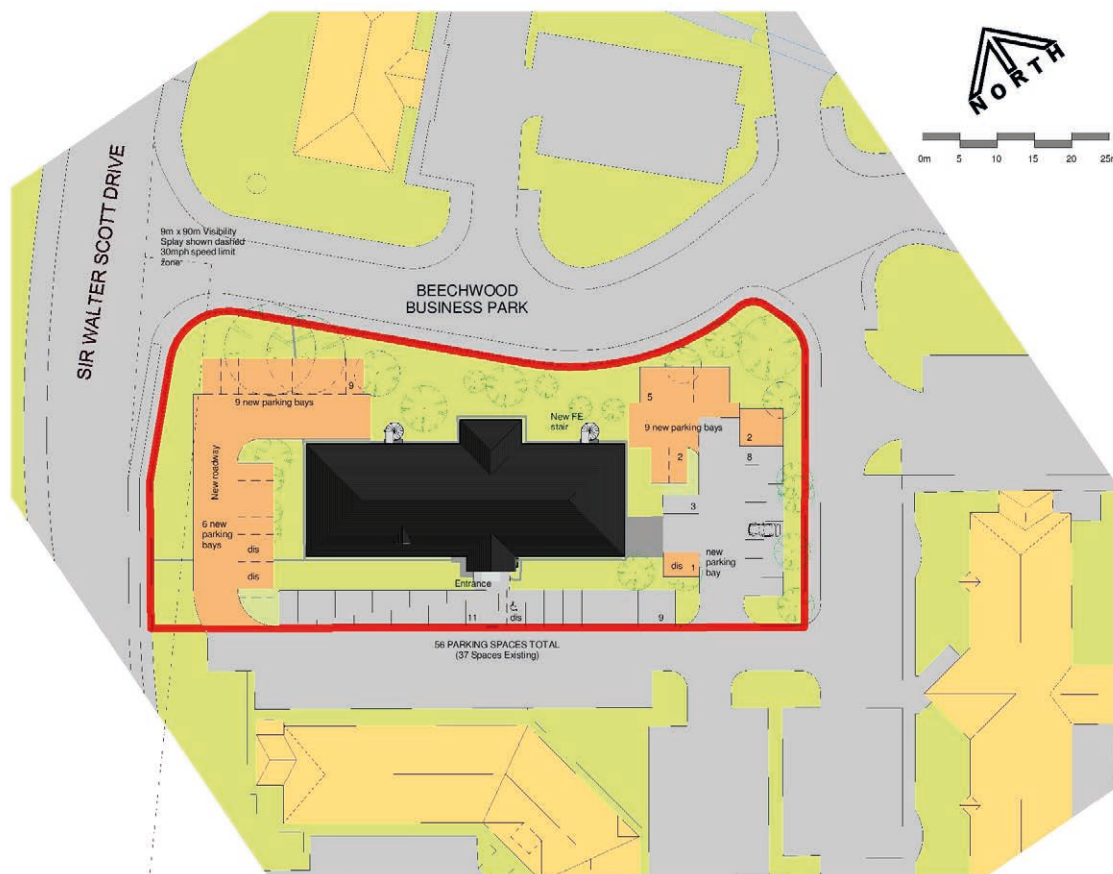
**LEGAL COSTS**

Each party is responsible for their own legal costs.

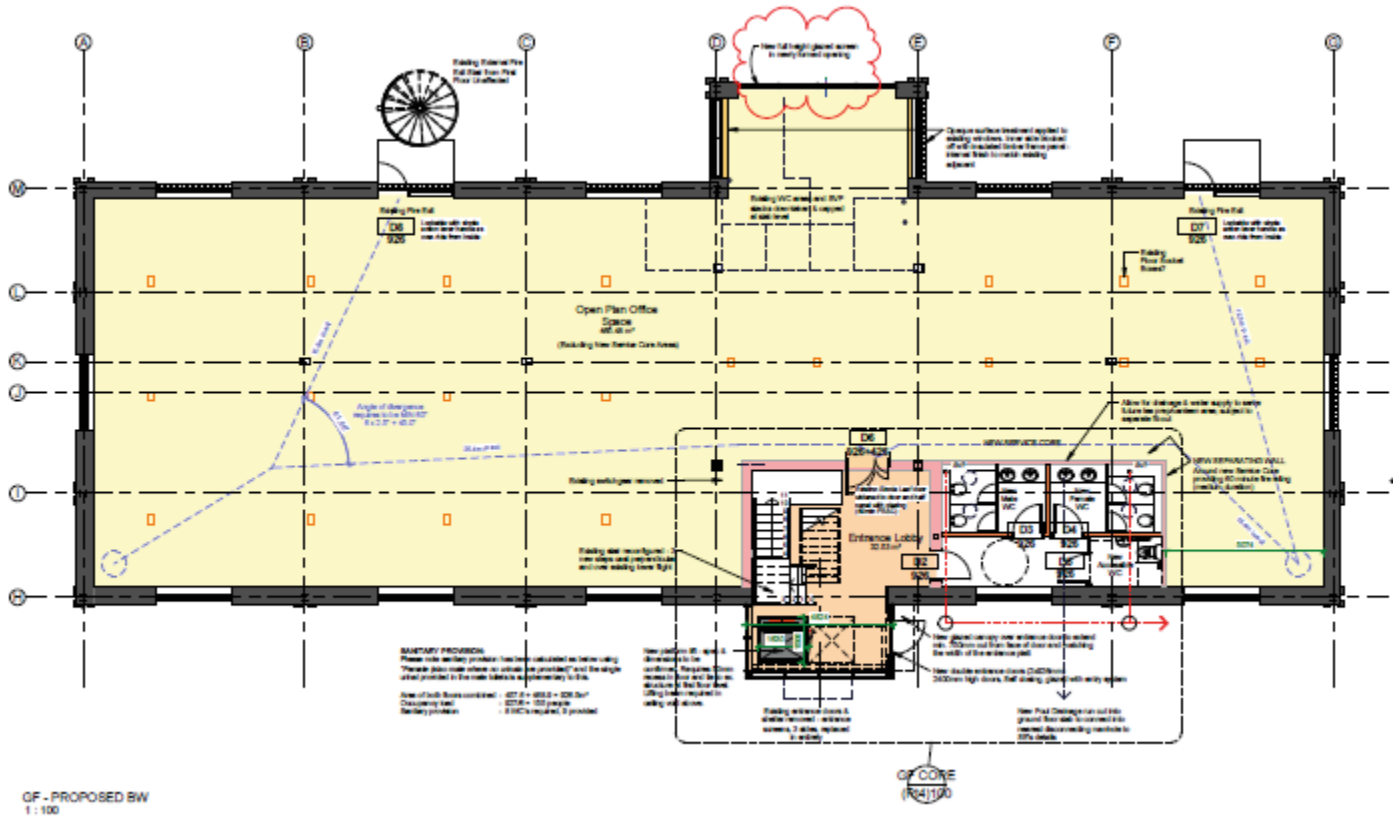
**SUB-DIVISION**

Our clients would consider leasing the property on a floor by floor basis or possibly even a part floor basis.

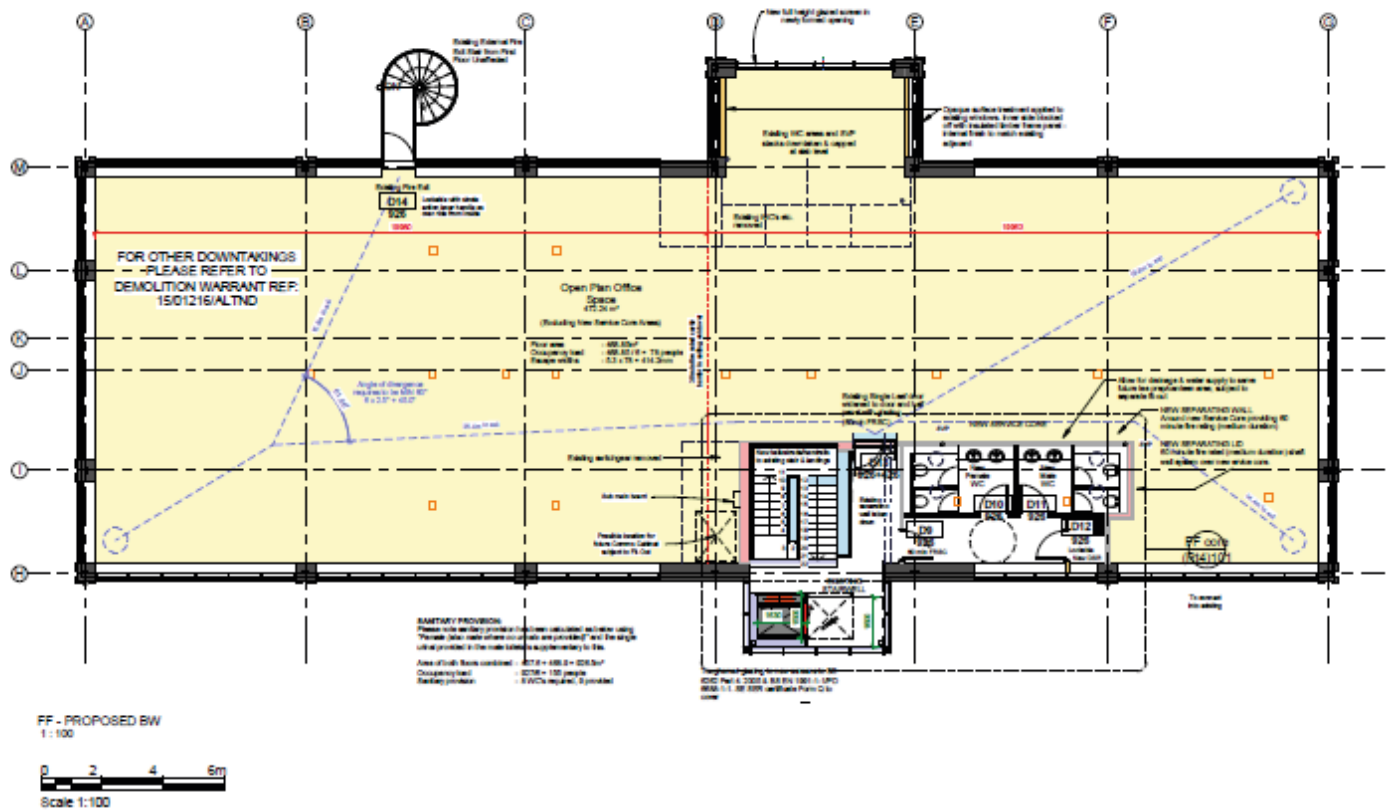
**SITE PLAN SHOWING SCOPE FOR ADDITIONAL PARKING**



GROUND FLOOR — PROPOSED



FIRST FLOOR - PROPOSED





#### SERVICE CHARGE

Should the property be sub-divided, the landlord would prepare a Service Charge Agreement. If the building is let as a whole, the tenant will still be required to pay any relevant charge in relation to the maintenance, repairs and upkeep of the common parts of the Business Park. Further details on request.

#### SERVICES

We understand that the property is connected to mains supplies of water and electricity, whilst drainage is to the public sewer.

#### VAT

VAT is applicable.

#### RENTAL

On application.

#### RATEABLE VALUE

The Rateable Value of the subjects is £148,000. Under Fresh Start, the property may qualify for 50% rates discount for the first three months of occupation followed by a 10% discount for the remainder of the year (to be confirmed).

#### PLANNING

The property has the benefit of Use Class 4 (Business), in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

#### ENERGY PERFORMANCE CERTIFICATE

On application.

#### VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information:



**John MacBean**

Partner

John.MacBean@g-s.co.uk

01463 701894



**Andrew Rose**

Associate Partner

andrew.rose@g-s.co.uk

01463 236977



**Kenny McKenzie**

Surveyor

Kenny.McKenzie@g-s.co.uk

01463 701887

#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: February 2019