TO LET
OFFICE SUITE



Suite B3, Etive House, Beechwood Business Park, Inverness, IV2 3BW

- Second Floor Office Suite
- Well-established Popular Business Park Location
- Suites extends to 187 sq. m / 2,015 sq. ft or thereby
- Easy Connection to A9 and A96
- On-site Car Parking
- Flexible Lease Terms Available

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 Caintech Ltd, WM Donald and Zenzero. Other occupiers within the wider estate include Thorntons Law LLP, Saffery Champness, Innes & Mackay, British Red Cross and Premier Inn.



DESCRIPTION

The property comprises a self-contained second floor office suite within a modern purpose-built office pavilion benefiting from 5 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.

ACCOMMODATION

The suites floor area extends to 187 sq. m / 2,015 sq. ft or thereby.



USE

We the property benefits from Use Class 4 (Business).

RATEABLE VALUE

The Rateable Value for the suite is £30,000.

RENTAL

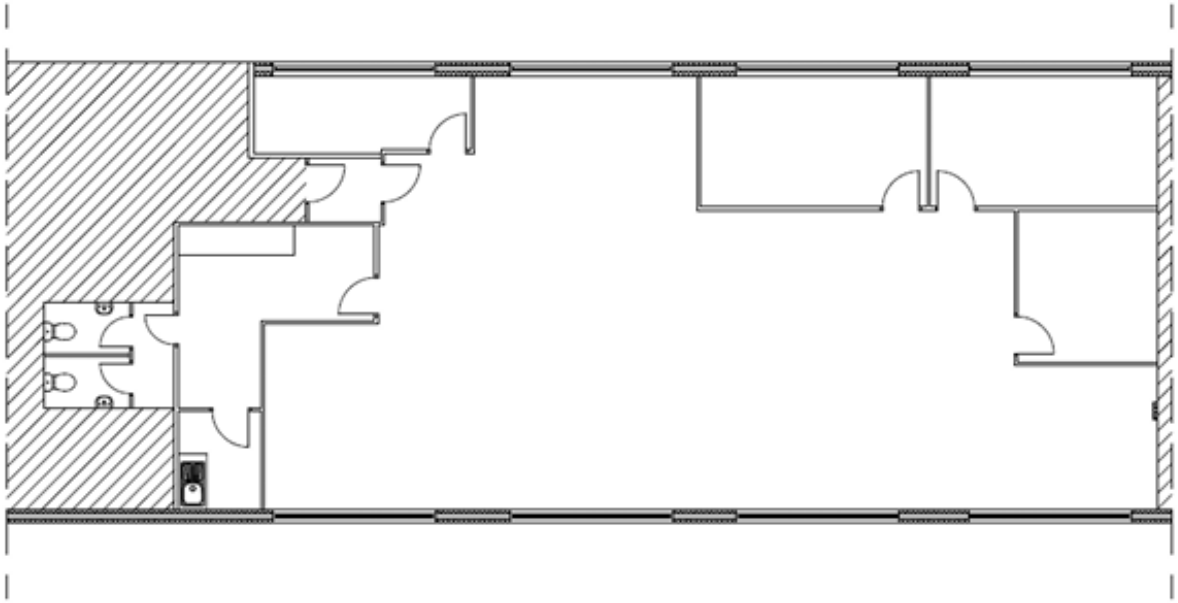
£32,000 per annum plus VAT.

SERVICE CHARGE

A Service Charge will be applicable. More details are available on request from the marketing agents.

LEASE TERMS

Available on new FRI Lease terms for a period to be agreed.



LEGAL COSTS + VAT

Each party will be responsible for their own legal costs. Should any LBTT or registration dues be applicable the Tenant will be liable.

VAT is applicable on all aspects of this transaction.

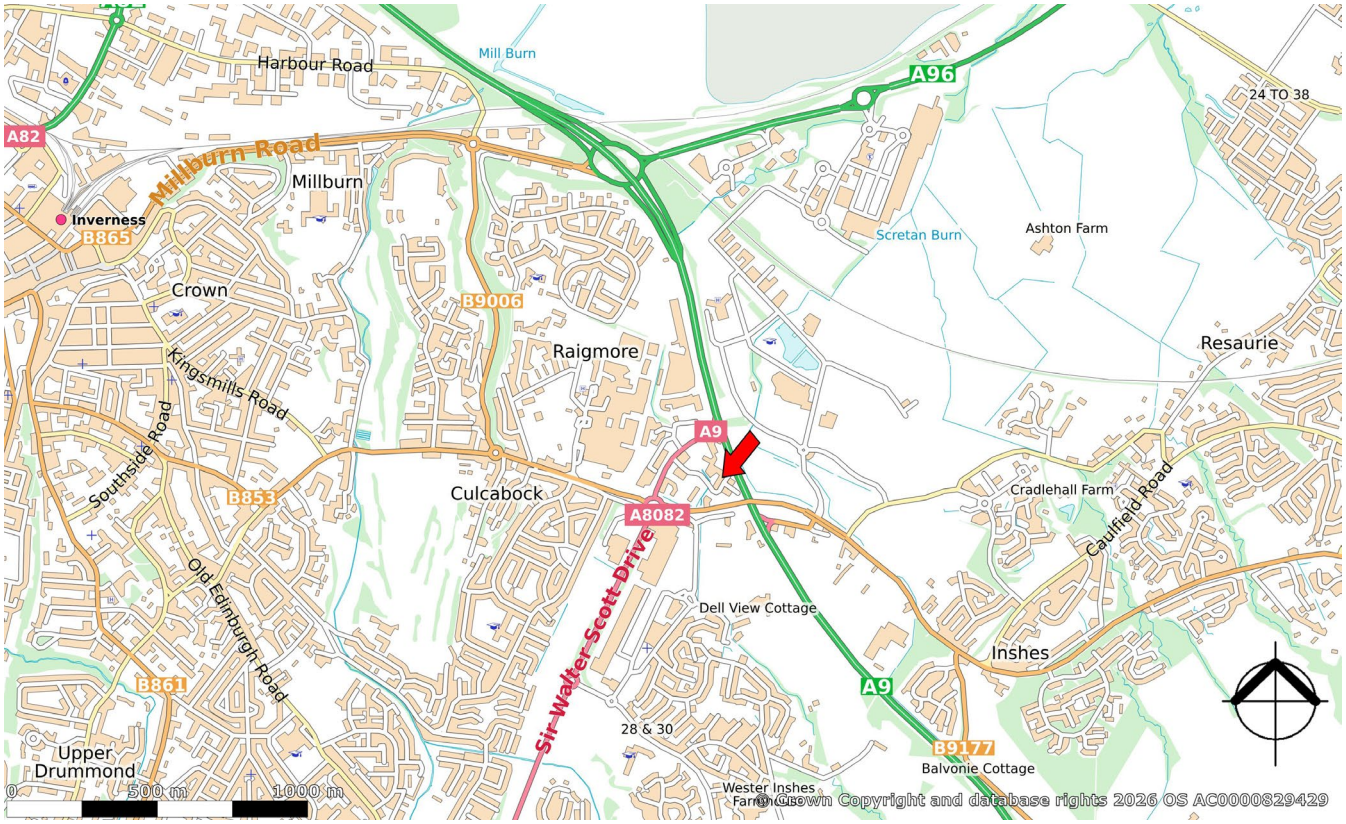
EPC

F.

ENTRY

To be mutually agreed.





VIEWING + OFFICE ADDRESS

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

Graham + Sibbald
Chartered Surveyors
4 Ardross Street
Inverness
IV3 5NN
01463 236 977

Shepherd Commercial
Hazel House
Stoneyfield Business Park
Inverness
IV2 7PA
01463 712 239

ANTI-MONEY LAUNDERING (AML) PROCESS
Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

To arrange a viewing please contact:

GRAHAM + SIBBALD

ANNA MASSIE
anna.massie@g-s.co.uk

KENNY MCKENZIE
kenny.mckenzie@g-s.co.uk

SHEPHERD COMMERCIAL

LINDA CAMERON
Linda.cameron@shepherd.co.uk

NEIL CALDER
n.calder@sherpherd.co.uk

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