



OFFICE

- GROUND FLOOR OFFICE SUITE • WELL-ESTABLISHED POPULAR BUSINESS PARK LOCATION
- GF SUITE A1: 140 M² (1,511 FT²) • EASY CONNECTION TO A9 AND A96
- ON-SITE CAR PARKING • FLEXIBLE LEASE TERMS AVAILABLE • RENT: £24,500 PER ANNUM

TO LET



www.g-s.co.uk

**SUITE A1, ETIVE HOUSE,
BEECHWOOD BUSINESS PARK, INVERNESS, IV2 3BW**

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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 and enjoys superb profile to Inshes Roundabout and Sir Walter Scott Drive, which connect directly to the main A9 with the A96 and the A82 also easily accessible. The UHI Campus, Inshes Retail Park and Raigmore Hospital are located nearby.

The subjects form part of Etive House within the park. Neighbouring occupiers within the building include RSPB, Caintech Ltd and Childrens Hospice Association Scotland. Other occupiers within the wider park include Thorntons Law LLP, Saffery Champness, Innes & Mackay, British Red Cross and Premier Inn.

DESCRIPTION

The property comprises office accommodation over ground floor level set within the south-western gable end of Etive House a standalone office building. The space can be configured to suit an incoming occupier's space requirements.

The internal finish includes suspended ceilings with integrated fluorescent box lighting, data and power connections, double glazed windows, carpeted floors and electric heating is fitted throughout.

Toilet facilities are provided within the suite as well as a staff kitchen. The property benefits from on-site designated car parking.

FLOOR AREA

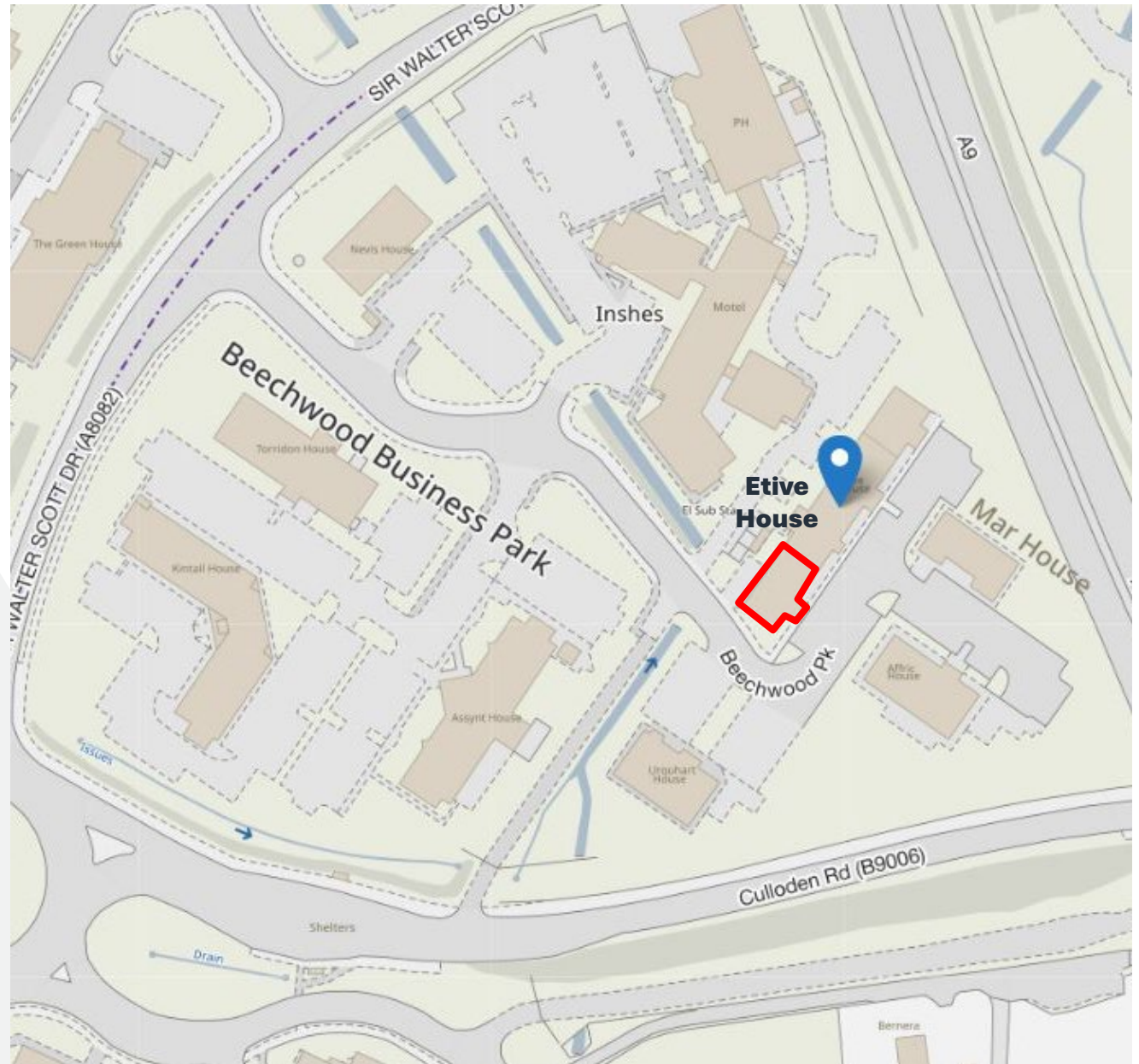
The suites extend to the approximate undernoted floor areas:-

Floor	Suite	M ²	Ft ²
Ground	Suite A1	140	1,511
Total:		140	1,511

BUSINESS RATES

The suite is listed within the current Valuation Roll as follows:-

Description	NAV/RV
Suite A1, Etive House	£23,250





Suite B2 – First Floor



PLANNING

Class 4 (Business) in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The suites may accommodate alternative uses, subject to planning.

EPC

Details available on request.

SERVICE CHARGE

There is a Service Charge payable for maintaining and repairing the common parts. Further details are available on request.

LEASE TERMS

The office suite is available "To Let" on new FRI lease terms for a duration to be agreed at a rental of **£24,500 per annum, exclusive of VAT.**

ENTRY

Entry is available by mutual agreement.

LEGAL COSTS

Incoming tenant will be liable for their own legal costs, LBTT, Registration Dues and VAT (where applicable).

VAT

VAT will apply to any transaction.



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

Linda Cameron or Neil Calder, Shepherd Chartered Surveyors, Mulberry House, 39/41 Harbour Road, Inverness, IV1 1UA
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