



OFFICE

- GROUND FLOOR OFFICE SUITE • DDA COMPLIANT • WELL-ESTABLISHED PRIME BUSINESS PARK LOCATION
- FLOOR AREA: 91 M² (981 FT²) • ON-SITE CAR PARKING • QUALIFIES FOR 100% RATES RELIEF

TO LET



www.g-s.co.uk

**SUITE B4, ETIVE HOUSE
BEECHWOOD BUSINESS PARK, INVERNESS, IV2 3BW**

CONTACT:

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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 ground floor open plan office suite within a modern purpose-built office pavilion benefiting from on-site car parking. The suite provides flexible office accommodation with staff ancillary facilities including male and female toilets and a tea prep area. The suite benefits from a suspended ceiling grid 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.

FLOOR AREA

The suite extends to approx. 91 m² (981 ft²).

SERVICE CHARGE

A Service Charge Budget is in place. Details available on request.

PLANNING

Class 4 (Business).

RATEABLE VALUE

The property is entered in the current Valuation Roll as NAV/RV: £15,000. The suite qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

EPC

EPC Rating: "B". The Certificate and Recommendations Report are available on request.

LEASE DETAILS

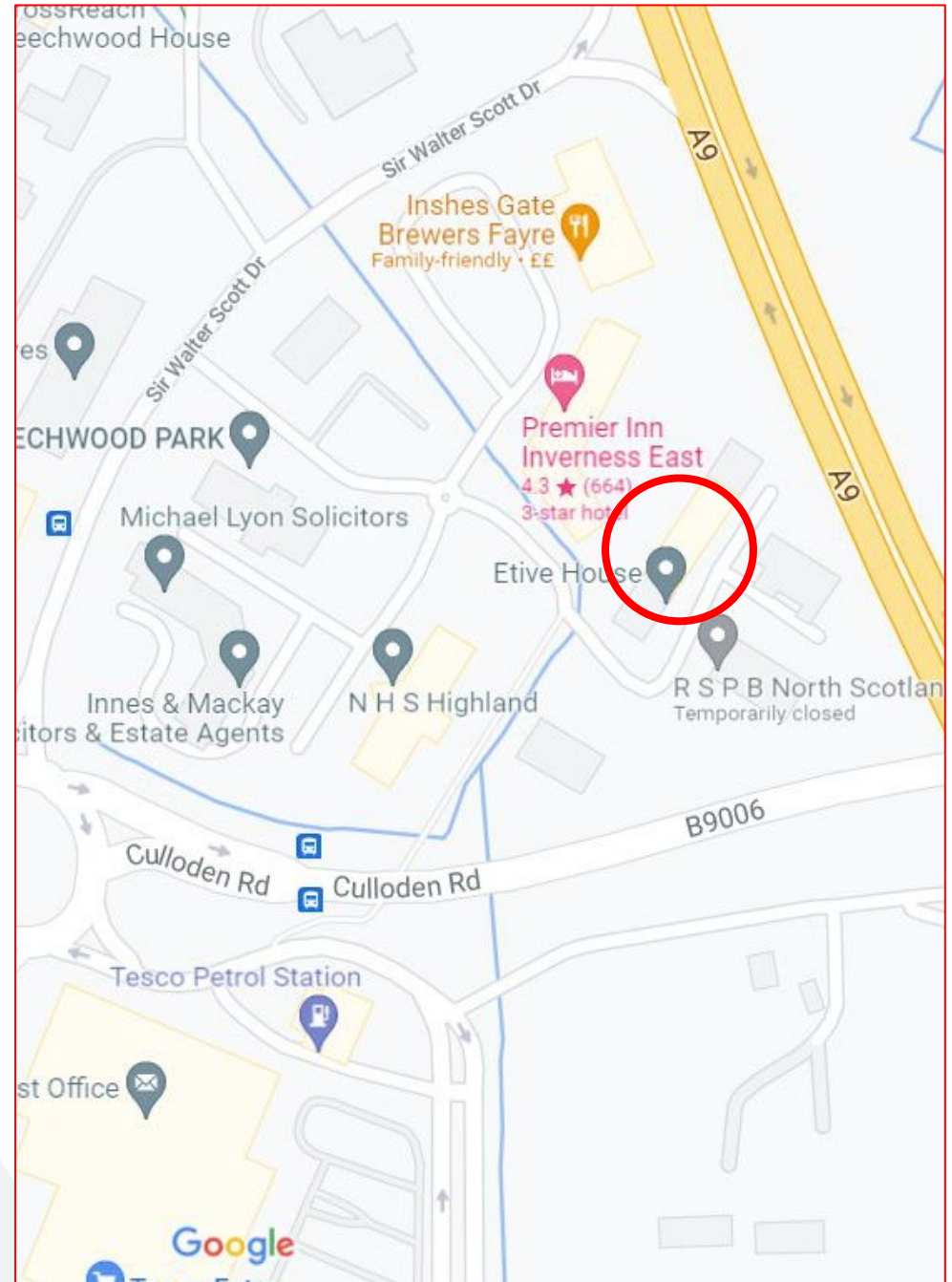
Available on new FRI lease terms for a period to be agreed. A rental of £15,500 per annum, exclusive of VAT is sought.

VAT

VAT will apply to any transaction.

COSTS

Each party will bear their own legal costs. The incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon.





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

**Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA
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**Graham & Sibbald, 4 Ardross Street, Inverness, IV3 5NN
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