



TO LET

INDUSTRIAL / WAREHOUSE & OFFICES

MODERN BUILDINGS

EXTENDS TO 12,960 FT²

SPACE OPTIONS FROM 1,326 FT²

FLEXIBLE LEASE TERMS

SITE AREA 0.6 ACRES

EXTENSIVE SURFACED YARD

EASY ACCESS TO TRUNK ROADS &
GREEN FREEPORTS

SUITABLE FOR VARIOUS USES, STP

IMMEDIATE ENTRY AVAILABLE

RENT ON APPLICATION



WHAT 3 WORDS



VIDEO TOUR

UNIT 1-3 DAVIDSON DRIVE, INVERGORDON, IV18 0SA

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LOCATION

Invergordon is a well-established town situated on the Cromarty Firth, approximately 25 miles north of Inverness, the capital and principal business centre of the Highlands. The town has experienced steady growth in recent years, supported by continued investment in the Port of Invergordon and associated marine and energy-related industries. This growth has been complemented by a range of residential developments providing both modern family housing and traditional properties.

With a population of approximately 3,900 (2021 Census), Invergordon lies around 4 miles east of Alness and benefits from excellent access to the A9 Trunk Road, providing direct north-south connectivity throughout the Highlands. The town offers a good range of amenities including primary and secondary schools, supermarkets, local shops, cafés, hotels, and community facilities.

The deep-water Port of Invergordon is a major local employer and strategic asset, servicing cruise liners, oil and gas support vessels, and, increasingly, offshore wind and renewable energy operations. Invergordon forms a key part of the newly designated Inverness and Cromarty Firth Green Freeport, announced by the Scottish and UK Governments in 2023. The Green Freeport initiative is intended to drive sustainable economic growth and inward investment through tax incentives, customs benefits, and streamlined planning processes. It is expected to play a central role in Scotland's transition to net zero, with a focus on renewable energy, offshore wind assembly, hydrogen production, and sustainable manufacturing. Significant infrastructure and supply chain investment is anticipated, further strengthening Invergordon's position as a strategic hub for offshore energy and marine services.

Invergordon is served by a railway station on the Inverness-Wick Far North Line, providing regular services to Inverness, Dingwall, and the far north, together with frequent local bus services. Inverness Airport at Dalcross, approximately a 35-minute drive to the south, offers a range of UK domestic and European flights.

The subjects are located on Davidson Drive, an established industrial location easily accessed via the A9 Trunk Road at Tomich Junction. The property benefits from good surrounding infrastructure and close proximity to the Port of Invergordon. The location is well suited to a range of industrial, warehousing, engineering, and distribution uses, with nearby occupiers comprising a mix of port-related, engineering, logistics, and industrial operators.

EXTENSIVE INDUSTRIAL SPACE, LOCATED WITHIN CLOSE PROXIMITY TO THE GREEN FREEPORT



FIND ON GOOGLE MAPS



DESCRIPTION

The subjects comprise a self-contained industrial facility situated within a secure site, incorporating a main industrial building together with a second smaller standalone industrial unit.

The main building is of steel portal frame construction, with part brick and blockwork walls and insulated profiled metal sheet cladding to the elevations and roof. The accommodation within the main building provides a combination of warehouse and ancillary office accommodation, arranged to support a range of industrial, workshop, and storage uses. The warehouse accommodation is arranged across several areas, each benefiting from pitched roof construction and concrete flooring. The main warehouse building has a newly installed, insulated, profile metal sheet roof covering.

Internally, the main building includes open warehouse space, cellular office accommodation, staff welfare facilities, and WC provision. An internal mezzanine level provides additional office, staff welfare and storage accommodation.

In addition to the main building, the smaller standalone unit provides further industrial accommodation. This unit is accessed via a roller shutter door and offers modern space, suitable for a range of uses.

Externally, the property benefits from a large surfaced yard within a secure site. The yard provides extensive space for car parking, loading and unloading, and external storage, together with generous provision for vehicle circulation and servicing.

FLOOR AREAS

The property extends to the following approximate floor areas:-

Ref.	(m ²)	(ft ²)
Main Warehouse	817.30	8,797
Mezzanine	263.49	2,837
Standalone Unit	123.20	1,326
Total	1,203.98	12,960



PLANNING

The subjects benefits from Class 5 (General Industrial) and Class 6 (Storage or Distribution) use consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Other uses may be permitted subject to planning; please discuss proposals with the agents.

RATEABLE VALUE

The property is currently listed with a NAV/RV of £39,250. The Proposed 2026 RV has been notified at £44,250.

EPC

Band E (70).

SERVICES

Mains electricity, water and drainage.

LEASE TERMS

The property is available "To Let" on flexible lease terms.

RENT

Rent on application.

ENTRY

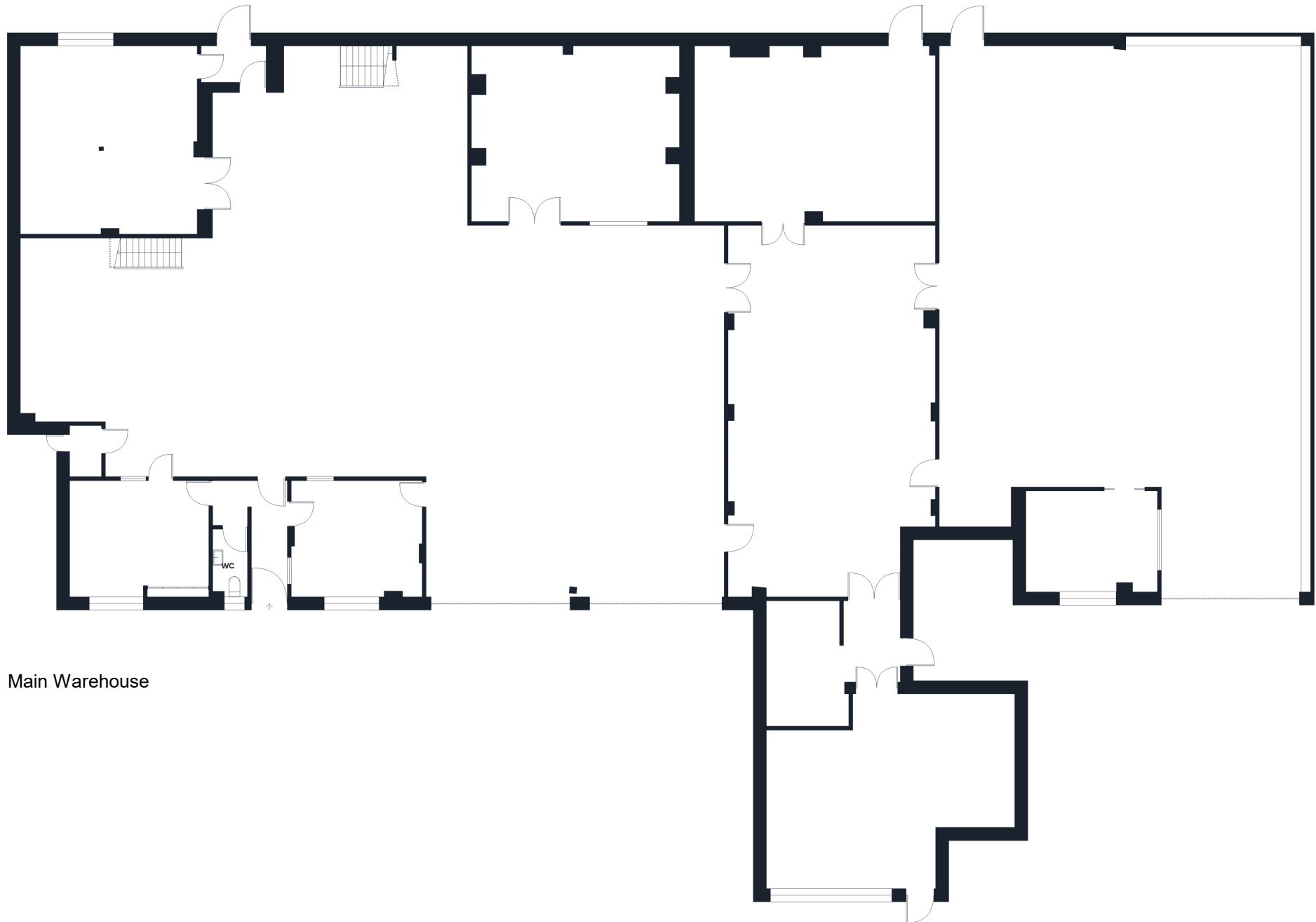
Immediate entry is available subject to conclusion of missives.

VAT

The property is elected for the purposes of VAT. VAT will apply to any transaction.

LEGAL COSTS

Each party will bear their own legal costs. The ingoing tenant will be responsible for LBTT, registration dues, and VAT thereon.

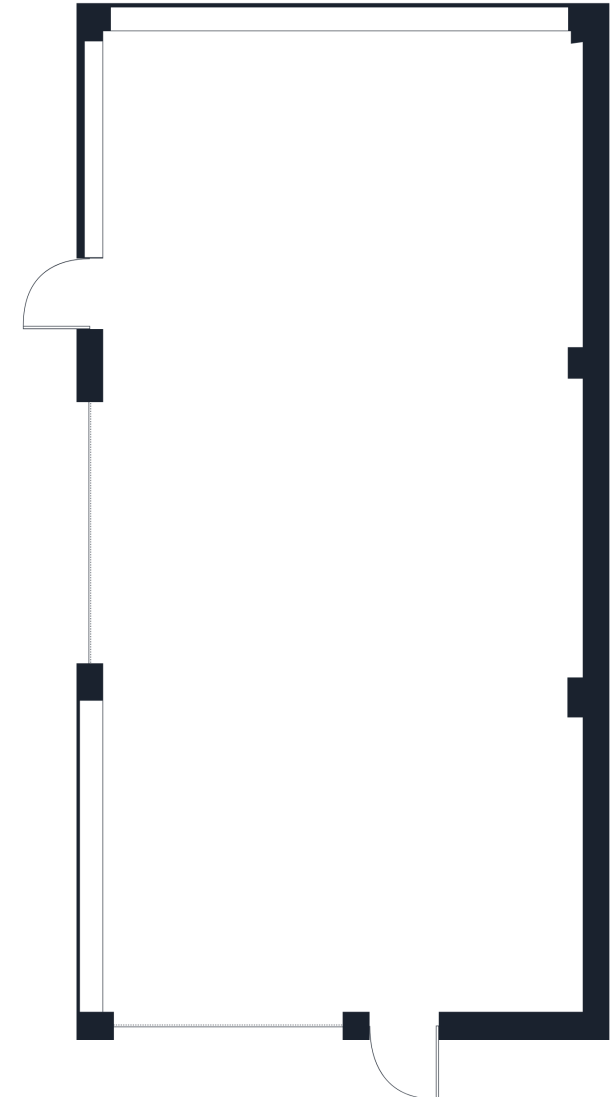


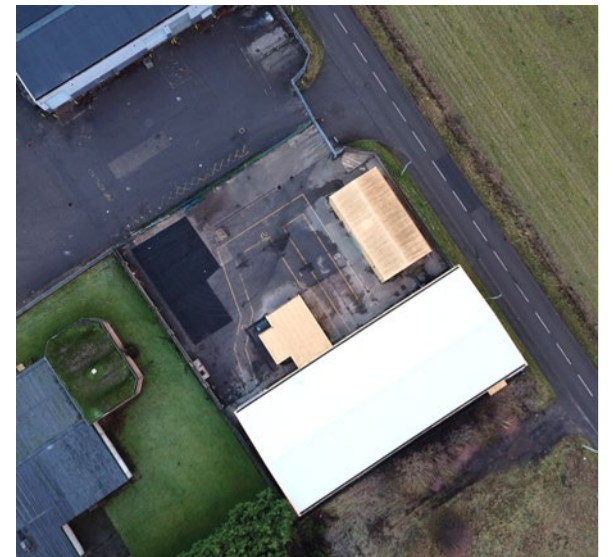
Main Warehouse

First Floor Office & Mezzanine



Standalone Unit







Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: DECEMBER 2025