

FOR SALE  
OFFICE

 GRAHAM  
SIBBALD



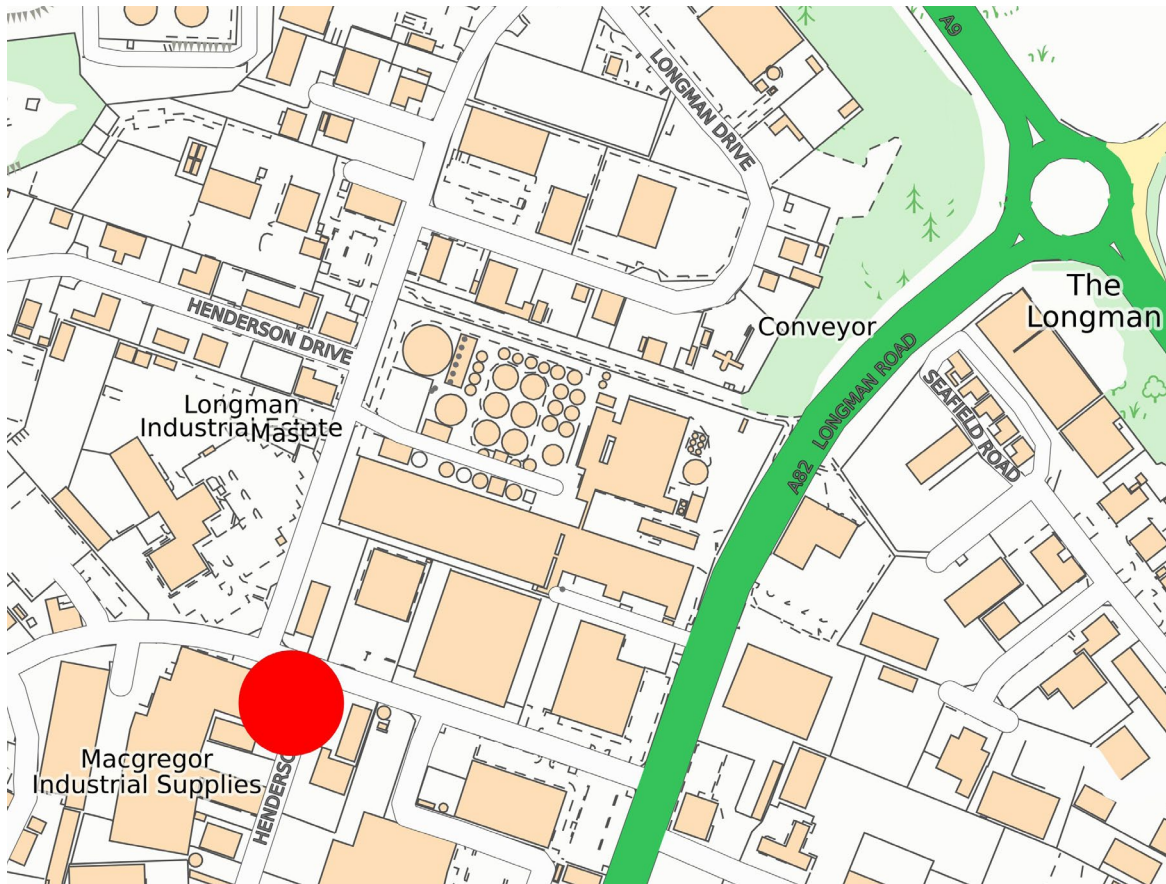
**13 Henderson Road  
Inverness  
IV1 1SN**

- Total Net Internal Area: 751.91 sq.m / 8,084 sq.ft or thereby
- Total Site Area: 0.3 acres or thereby
- Sale Price: On application
- Situated on the popular Longman Industrial Estate
- Close to trunk road network

## LOCATION

The city of Inverness is the administrative and retail centre for the Highland Region in the North of Scotland. It has the benefit of good road, rail and airport links and the growing population of Inverness is in excess of 65,000 with a large catchment area.

The property is located on Henderson Road, close to the junction with Henderson Drive which lies on the Longman Industrial Estate. This property occupies a prominent site close to Longman Road which is the main thoroughfare into Inverness and a short driving distance into the city centre of Inverness. The surrounding land uses are a mixture of office, commercial and industrial with industrial processes nearby. The Longman is recognised as being the main industrial/commercial trading location within the city.

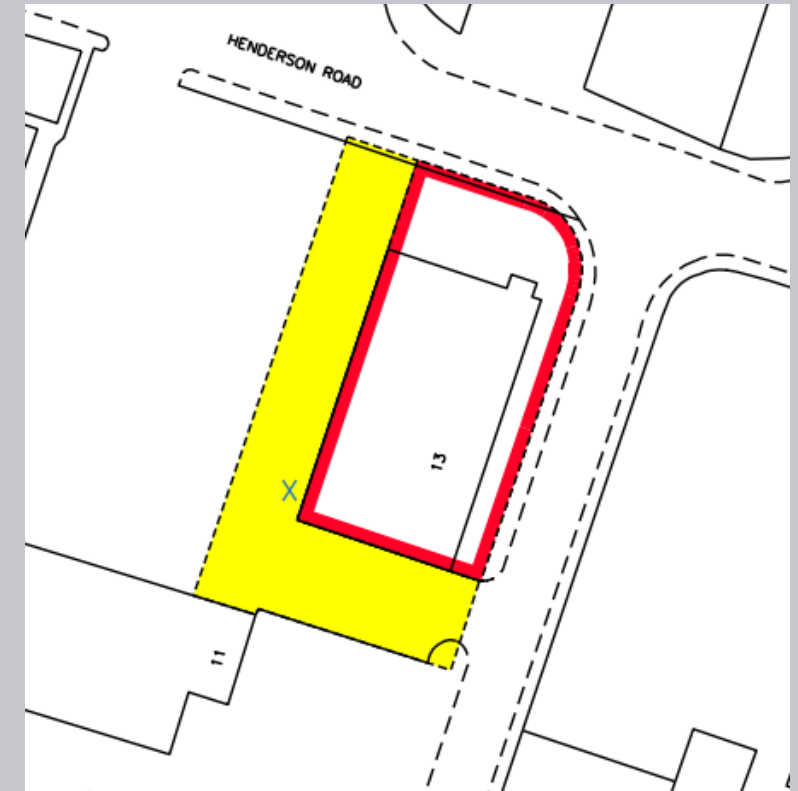


## DESCRIPTION

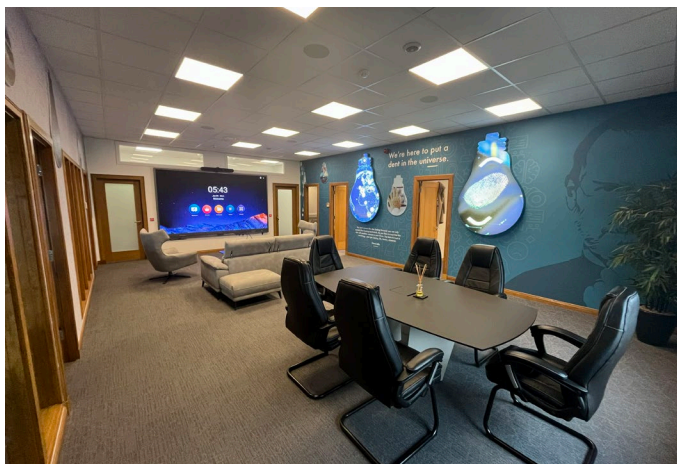
The subjects comprise a three storey, detached office building of modern construction which was estimated to have been built approximately 40 years ago. Internally, the office provides for a well specified mixture of office accommodation with meeting rooms and staff welfare facilities.

## ACCOMMODATION

Floor	Description	Sq m	Sq ft
Ground	Office	271.07	2918
First	Office	270.97	2917
Second	Office	209.87	2259
<b>Total</b>		<b>751.91</b>	<b>8094</b>



TITLE PLAN



To arrange a viewing please contact:



**KENNY MCKENZIE**

**Director**

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**JOHN MACBEAN**

**Partner**

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07780 958 673

## SERVICES

We understand the property is connected to mains supply of water, gas and electricity whilst drainage is to the main public sewer.

## PRICE

On application.

## VAT

Applicable.

## RATEABLE VALUE

£78,000

Proposed Value (1st April 2026 - £85,500)

## DATE OF ENTRY

By mutual agreement.

## LEGAL COSTS

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

## EPC

On application.

## VIEWING

Graham + Sibbald

4 Ardross Street

Inverness

IV3 5NN

## 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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: February 2026

## 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.