

# TO LET

INDUSTRIAL/WORKSHOP/  
TRADE COUNTER

PRIME LOCATION WITHIN  
LONGMAN INDUSTRIAL ESTATE

FLOOR AREA: 556 M<sup>2</sup> (5,990 FT<sup>2</sup>)

BUILDING CAN BE SUB-DIVIDED  
OR EXTENDED

FLEXIBLE SPACE OPTIONS  
FROM 2,000 FT<sup>2</sup> TO 10,000 FT<sup>2</sup>

SITE AREA: 0.57 ACRES  
(0.23 HA)

CLEAR EAVES HEIGHT OF 5 M  
RISING TO 6.76 M

EXCELLENT EPC RATING "A"

EARLY ENTRY AVAILABLE

PRICE ON APPLICATION



VIRTUAL TOUR



WHAT 3 WORDS

**37A HARBOUR ROAD, INVERNESS IV1 1UF**

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## LOCATION

Inverness is the commercial, administrative, and business centre for the Highlands and Islands of Scotland. The city benefits from excellent transport links via the A9 trunk road, which connects both north and south, as well as daily rail and bus services. Aberdeen lies approximately 104 miles to the southeast, with Edinburgh and Glasgow around 157 and 170 miles to the south and southwest, respectively.

Harbour Road is a prime location within the well-established Longman Industrial Estate – Inverness’s principal trading estate and business centre. The area is home to a mix of car dealerships, bulky goods retailers, trade counter units, and light industrial occupiers. The subjects occupy a highly prominent corner position on the south side of Harbour Road the main thoroughfare through the estate. Neighbouring occupiers include Dobies Heat Centres, Elder & Paton (Inverness) Ltd, Gavin MacDonald Ltd, Arnold Clark, Hawco (Audi), Harbro and Morrison Construction.

## DESCRIPTION

Standalone industrial/workshop building formerly operated as an ATS Euromaster garage. The building is of steel portal frame construction with brick walls to dado height and metal cladding above. The roof is of a pitched design clad with profile metal sheets and incorporates translucent daylight panels. There are three large vehicle access doors on the building frontage.

The building occupies a broadly rectangular site extending to approximately 0.57 acres. Tarmac surfaced and marked up car parking is provided to the front of the building. There are dual access points.

The building is available in its current form which provides workshop/garage space with a reception/trade counter plus storage and staff ancillary facilities. There is also a mezzanine floor.

Our client would consider sub-dividing/extending the current building to offer flexible space options from 2,000 to 10,000 sq ft.



### FLOOR AREA

The building currently provides the undernoted approximate Gross Internal Area:-

Ground Floor	556 m <sup>2</sup>	5,990 ft <sup>2</sup>
<b>Total</b>	<b>556 m<sup>2</sup></b>	<b>5,990 ft<sup>2</sup></b>

The building can be let in its current form or can easily be sub-divided or extended to accommodate for incoming occupier's space requirements. Space options from 2,000 ft<sup>2</sup> up to 10,000 ft<sup>2</sup> are potentially available. Please discuss any proposals with the Marketing Agents.

### RATEABLE VALUE

The property is entered in the current Valuation Roll with a NAV/RV of: £48,250.

### PLANNING

Classes 5 (General Industrial) and 6 (Storage or Distribution) including trade-counter in terms of the Town and Country (Use Classes) (Scotland) Order 1997. The property may suit a range of uses, subject to planning.

### EPC

Excellent EPC Rating of "A". Documentation is available on request.

### LEASE

The property is available "To Let" as a whole on full repairing and insuring lease terms at an initial rent of £90,000 per annum. Alternatively, flexible space options may be considered.

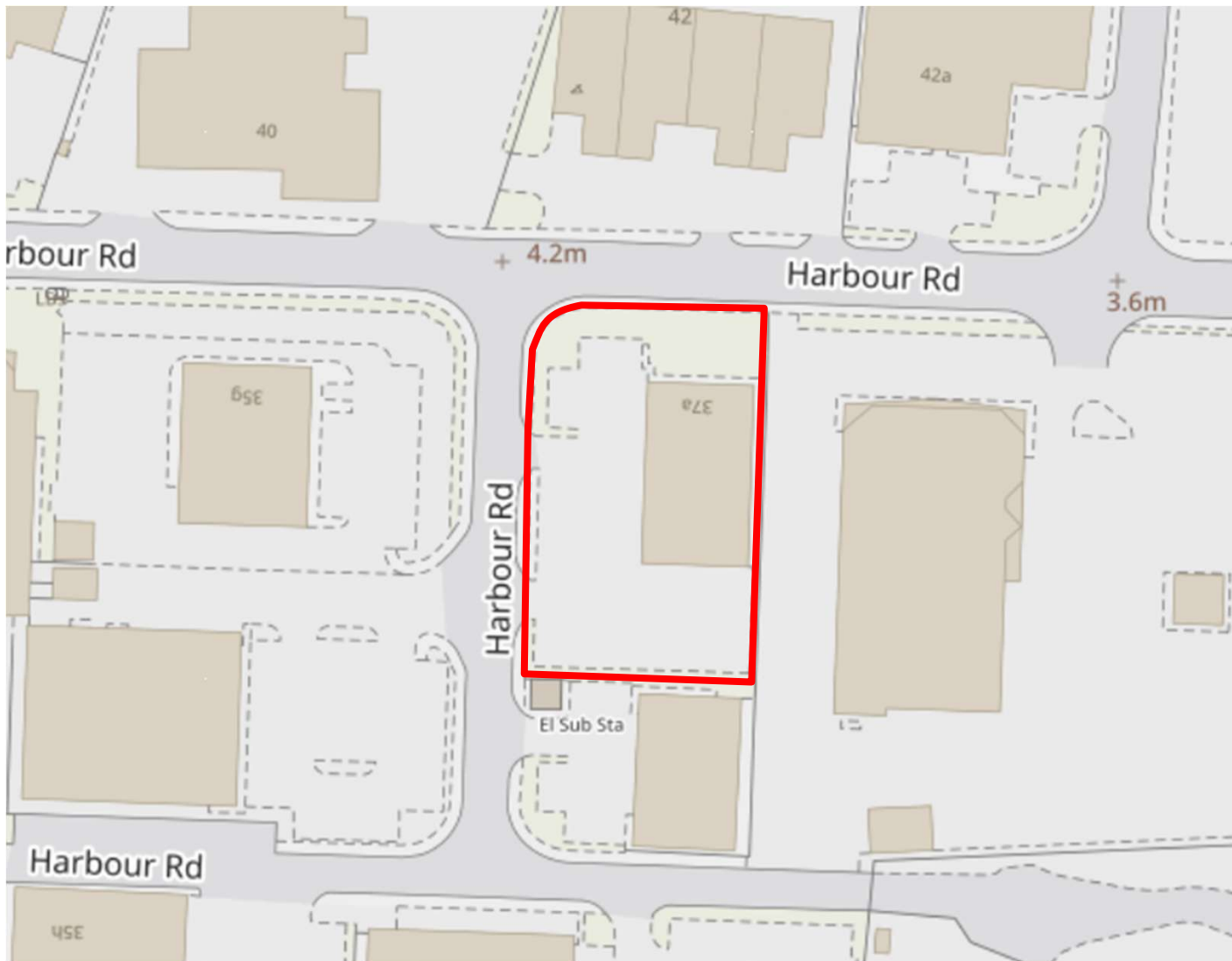
### VAT

The property is elected for the purposes of VAT. Therefore, VAT will be payable on the rent.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant will be responsible for LBTT, Registration Dues and VAT thereon.





## 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.

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