

TO LET
WAREHOUSE / WORKSHOP



**Unit 4, 23 Harbour Road, Inverness,
IV1 1SY**

Commercial premises on popular Longman Industrial Estate
close to city centre

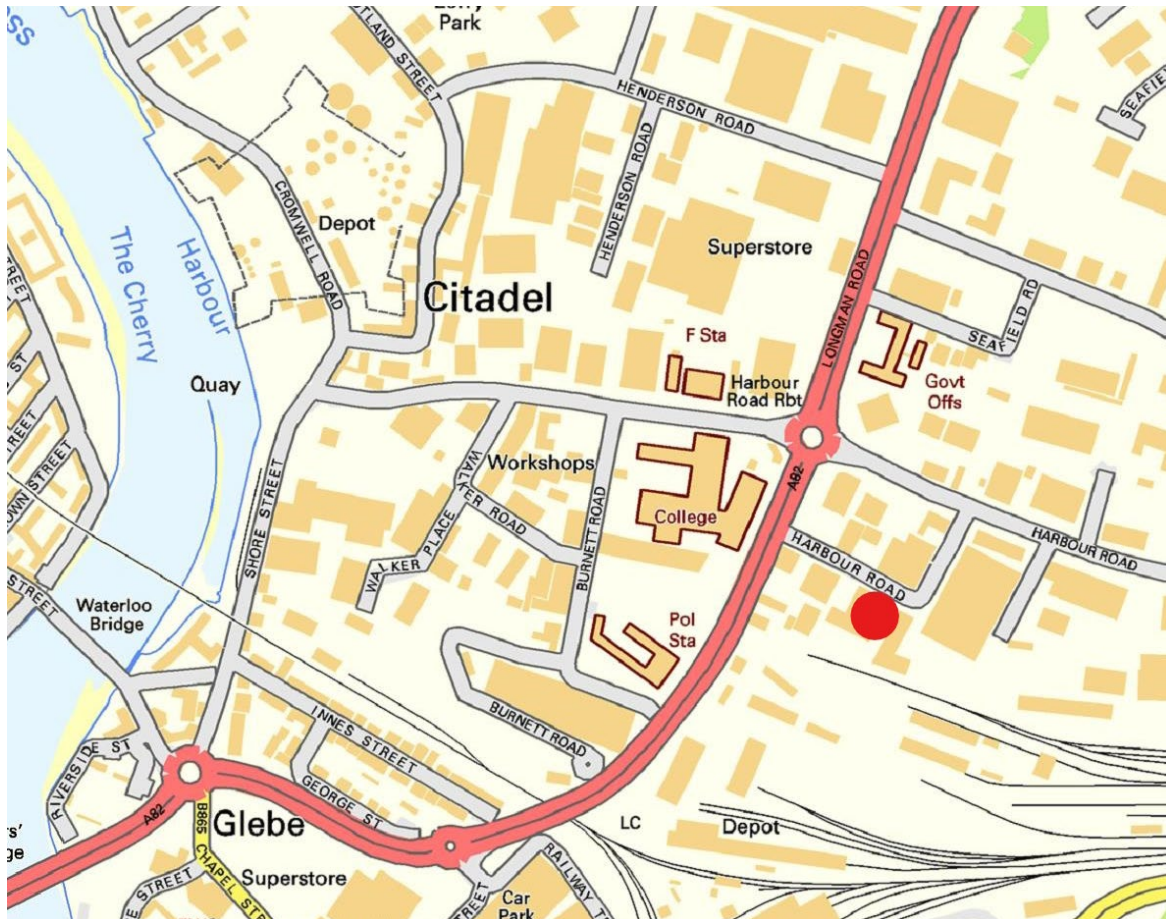
- GIA: 66.69 sq.m / 718 sq.ft or thereby
- Rental: £12,000 per annum, net of VAT payable monthly in advance
- New Full Repairing and Insuring lease available
- Property benefits from 100% Business Rates Relief
- Use Classes 5 and 6
- 5m eaves height

LOCATION

The property is located on Harbour Road within the Longman Industrial Estate. This is the main business / industrial location in the city of Inverness, with easy access to the A9 trunk road. New developments are ongoing nearby raising the profile of the area. Surrounding businesses are of mixed type.

DESCRIPTION

The property comprises a warehouse unit forming part of a larger complex with common areas. The unit is of modern construction roughcast externally having a roller door and pedestrian access to the warehouse.



ACCOMMODATION

The internal accommodation consists of a warehouse / workshop space, with a toilet. There is an eaves height of approximately 5m. The main entrance door is approximately 4m (W) x 4m (H).

SERVICES

We understand that the property is connected to mains supplies for water and electricity, whilst drainage is to the main sewer.

LEASE TERMS

The property is available to lease on Full Repairing and Insuring terms, for a minimum period of 5 years.

RENTAL

£12,000 per annum, net of VAT.

VAT

Applicable.

RATEABLE VALUE

The present rateable value is understood to be £7,800. The ingoing tenant will benefit from 100% Business Rates Relief if they meet the criteria.

LEGAL COSTS

Each party is liable for their own legal costs incurred in the transaction.

SERVICE CHARGE

There is no service charge at present.

ENTRY

ASAP subject to mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

Band G.



To arrange a viewing please contact:



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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.
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5. Date Published: November 2025

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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.