

AVAILABLE TO LET

Unit 9 | 23 Harbour Road

23 Harbour Road, Inverness IV1 1SY



Warehouse for rent, 124.46 sq.m / 1,340 sq ft, £12,000 per annum

For more information visit https://www.realla.co.uk/m/46577-unit-9-23-harbour-road-23-harbour-road

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On popular Longman Industrial Estate

The property is located on Harbour Road, situated 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 including the new Justice Centre

The property comprises a warehouse unit in a larger complex. It is of modern construction having a roller door to the warehouse.

The internal accommodation consists of warehouse space with separate pedestrian entrance vestibule, office 1 & 2, store, tea prep and toilet. There is a small mezzanine office on the first floor.

We understand that the property is connected to mains supply for water and electricity whilst drainage is to the main sewer. There is limited electric heating.

Highlights

- On the popular Longman Industrial Estate
- Rental of £12,000 per annum, net of VAT
- New Full Repairing and Insuring lease available
- GIA: 124.46 sq. m / 1,340 sq. ft plus mezzanine office
- Property benefits from 100% business rates relief
- Use Classes 5 + 6 assumed

Property details

Rent	£12,000 per annum
Rateable value	£8,800
Building type	Warehouse
Size	1,340 Sq ft
Lease details	The property is available to lease on Full Repairing and Insuring terms for a minimum period of 5 years.
EPC certificate	Available on request

More information

Visit microsite

https://www.realla.co.uk/m/46577-unit-9-23-harbour-road-23-harbour-road

Contact us

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