



AVAILABLE TO LET

## Unit 4B | 23 Harbour Road

23 Harbour Road, Inverness IV1 1SY

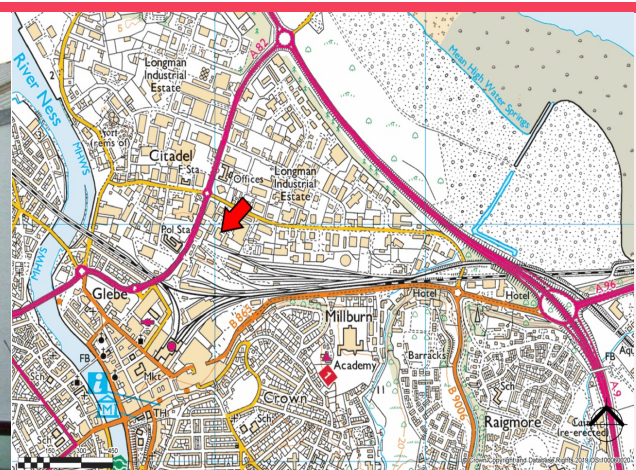


Industrial Unit for rent, 607 sq ft, £6,000 per annum

For more information visit <https://realla.co/m/44025-unit-4b-23-harbour-road-23-harbour-road>

Andrew Rose  
[andrew.rose@g-s.co.uk](mailto:andrew.rose@g-s.co.uk)

Kenny McKenzie  
[kenny.mckenzie@g-s.co.uk](mailto:kenny.mckenzie@g-s.co.uk)



Industrial Unit suitable for storage or workshop

The unit is located on Harbour Road within the Longman Industrial Estate close to the city centre. The Longman Industrial Estate is the primary business/industrial location in the city of Inverness serving the wider Highlands. The unit is set behind the main thoroughfare and access is by way of a common entrance and yard. The unit shares communal car parking with neighbouring properties.

The unit comprises a single storey mid-terraced store / workshop within a complex of other let units. The unit has the benefit of a large roller shutter door.

There is mains water, electricity and drainage serving the site.

Each party responsible for their own legal costs.

## Highlights

- Good location in the Longman Industrial Estate
- GIA: 56.41 sq.m / 607 sq.ft or thereby
- Rental: £6,000 per annum net of VAT
- Minimum 3 year FRI lease
- Any ingoing tenant may benefit from 100% Business Rates Relief

## Property details

<b>Rent</b>	£6,000 per annum
<b>S/C Details</b>	To be confirmed
<b>Rateable value</b>	£5,900
<b>Building type</b>	Industrial
<b>Size</b>	607 Sq ft
<b>VAT charges</b>	All figures quoted are net of VAT.
<b>Lease details</b>	The unit is available for a minimum period of 3 years. The lease will be on a Full Repairing and Insuring terms.
<b>EPC certificate</b>	Available on request

## More information

**Visit microsite**

<https://realla.co/m/44025-unit-4b-23-harbour-road-23-harbour-road>

## Contact us

Graham + Sibbald

 [www.g-s.co.uk](http://www.g-s.co.uk)

**in** [linkedin.com/company/graham-&-sibbald/](https://www.linkedin.com/company/graham-&-sibbald/)

 @graham\_sibbald1

Andrew Rose

Graham + Sibbald

☎ 01463 701 895

✉ [andrew.rose@g-s.co.uk](mailto:andrew.rose@g-s.co.uk)

Kenny McKenzie

Graham + Sibbald

☎ 01463 701 887

✉ kenny.mckenzie@g-s.co.uk

Quote reference: INV-2019\08\0083

25/09/2019&nbsp;Please read carefully 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. A list of Partners can be obtained from any of our offices.