

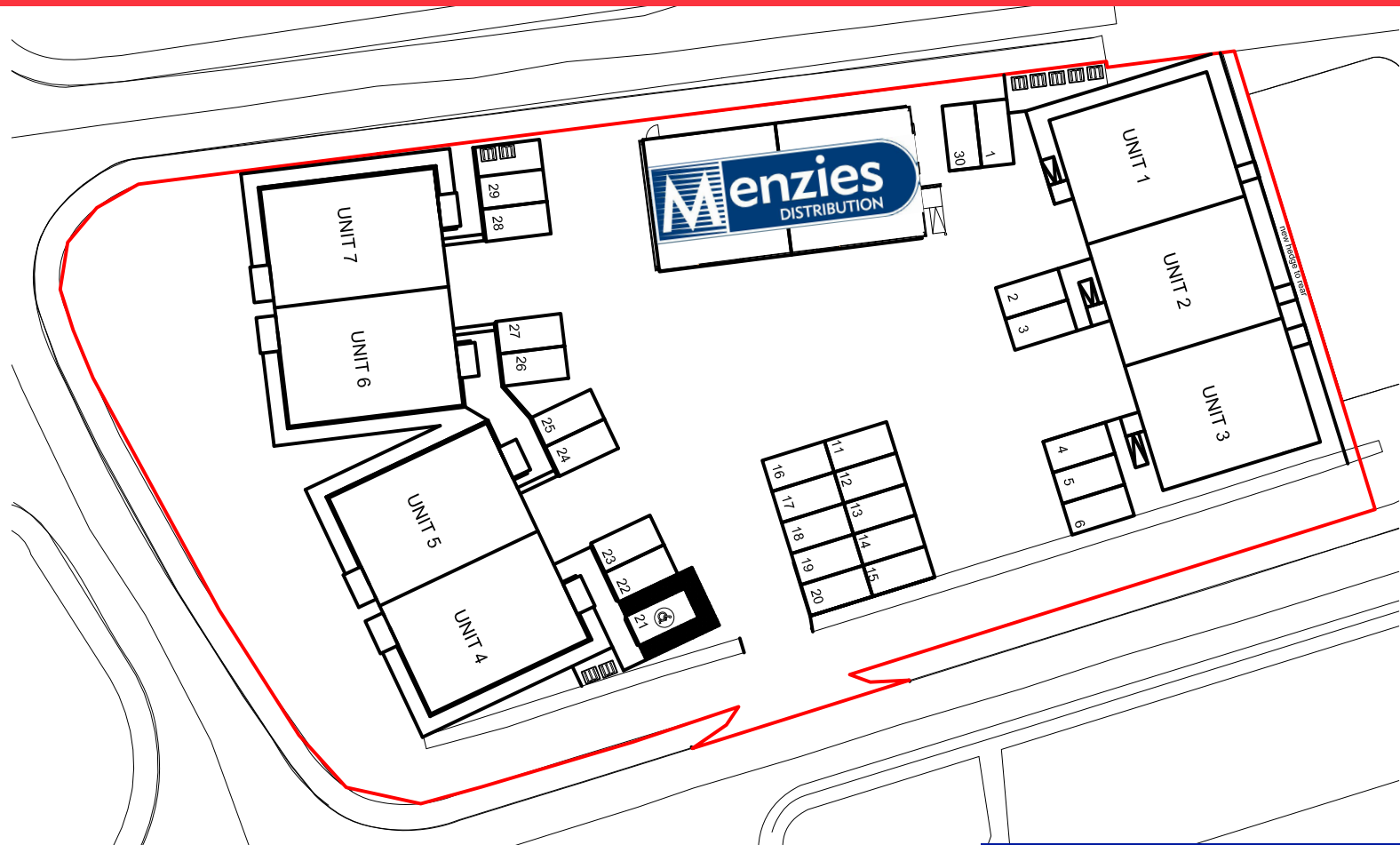
TO LET

NEW INDUSTRIAL/TRADE COUNTER UNITS



FODDERTY WAY, DINGWALL BUSINESS PARK, DINGWALL, IV15 9XB

NEWLY BUILT, IMMEDIATE ENTRY AVAILABLE



FLEXIBLE LEASE TERMS

NEW OCCUPIERS CAN SPECIFY A PREFERRED VEHICLE ROLLER SHUTTER DOOR POSITION/ INSTALLATION

- UNITS FROM 1,281 FT² TO 9,063 FT²
- MODERN CLEAR SPAN ACCOMMODATION
- ESTABLISHED BUSINESS PARK
- EASY ACCESS TO A834 TRUNK ROAD
- SUITABLE FOR A VARIETY OF USES
- QUALIFIES FOR 100% RATES RELIEF
- 30 DEDICATED PARKING SPACES
- FIT-OUT PACKAGE AVAILABLE

VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

Neil Calder
Sandy Rennie

Shepherd Commercial

Duncan House
Wester Inshes Place
Inverness
IV2 5HZ

Tel: 01463 712239
Fax: 01463 710325

E-mail:
n.calder@shepherd.co.uk
sandy.ennie@shepherd.co.uk

www.shepherd.co.uk

LOCATION

Situated within a prime position in the popular Dingwall Business Park, Fodderty Way connects directly on to the Dingwall – Ullapool Trunk Road (A834) and lies approximately 1 mile east of Dingwall town centre. The Business Park provides a healthy mix of industrial and office users including MacLean Electrical, Highlands & Islands enterprise (HIE), RJ MacLeod Contractors, SEPA, Vertex Data Services and the Forestry Commission. Menzies Distribution have recently taken a new lease over Units 8 & 9. Inverness lies approximately 14 miles south east of Dingwall and is known as the Capital of the Highlands.

DESCRIPTION

The development consists of nine starter-sized industrial units arranged within four standalone buildings. The accommodation provides open plan space with a clear eaves height of 3m. The units incorporate personnel entrance doors, double glazed windows and electrically operated roller shutter doors (3m x 3m). The development provides good levels of circulation plus 30 designated parking spaces within a site extending to approximately 1 acre.

ACCOMMODATION

The following units are currently available:

UNIT REF	AVAILABILITY	SQ M	SQ FT
Unit 1	To Let	122m ²	(1,313ft ²)
Unit 2	To Let	122m ²	(1,313ft ²)
Unit 3	To Let	122m ²	(1,313ft ²)
Unit 4	To Let	119m ²	(1,281ft ²)
Unit 5	To Let	119m ²	(1,281ft ²)
Unit 6	To Let	119m ²	(1,281ft ²)
Unit 7	To Let	119m ²	(1,281ft ²)
Unit 8	Let to Menzies Distribution	103m ²	(1,110ft ²)
Unit 9	Let to Menzies Distribution	103m ²	(1,110ft ²)

SPECIFICATION

Internally, the units have been finished to a developer’s shell specification ready for fitting out works. Our client can provide a full tenant fit-out package. The ingoing occupiers will be able to specify their preferred location for installation of the vehicle entry roller shutter door.

SERVICES

Mains electricity is connected. Drainage pop ups and mains water tails have been installed.

PLANNING

The subjects benefit from Use Classes 5 (General Industrial) and 6 (Storage or Distribution) all within the terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Trade counter uses will be permitted. Alternative uses may be suitable subject to local authority approval.

RATEABLE VALUE

This will be assessed upon occupation. Individual units will qualify for 100% rates relief within the terms of the Small Business Bonus Scheme.

ENTRY

These units have all been newly constructed and are ready for immediate occupation.

LEASE TERMS

The units are available To Let on flexible lease terms. Please contact the Agents for quoting rents and terms.

VAT

All prices quoted are exclusive of VAT which will be added at the prevailing rate.



CONTACT:

Neil Calder
email: n.calder@shepherd.co.uk

Sandy Rennie
email: sandy.ennie@shepherd.co.uk

Tel: 01463 712239

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