

Unit 10, 23 Harbour Road



Office / Industrial



INVERNESS IV1 1SY

**TO
LET**

- OFFICE AND STORE SITUATED IN LONGMAN INDUSTRIAL ESTATE
- GROSS INTERNAL AREA: 61.8 SQ.M / 665 SQ.FT OR THEREBY
- RENTAL: £6,000 PER ANNUM NET OF VAT
- MINIMUM 3 YEAR LEASE



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Unit 10, 23 Harbour Road INVERNESS

LOCATION

The premises are located within the Longman Industrial Estate close to the city centre. Harbour Road is a prominent location in Inverness. This unit is set behind the main thoroughfare and access is by way of a common entrance and yard.

DESCRIPTION

The premises comprise a single storey mid terraced industrial unit comprising an office and store contained within a multi-let complex.

The Gross Internal Area extends to 61.8 sq.m / 665 sq.ft or thereby.

ACCOMMODATION

The accommodation comprises as follows:

Ground Floor: Entrance Vestibule, Office, Store and Toilet.

SERVICES

There is mains water and electricity serving the unit with drainage to the public sewer.

RATEABLE VALUE

The Rateable Value for the unit is presently £5,000.

LEASE TERMS

Flexible terms are available for a minimum period of 3 years. The lease will be on full repairing and insuring terms.

RENTAL

A rental in excess of £6,000 per annum is sought for the property.

LEGAL COSTS

Each party will be responsible for their own legal costs with the incoming tenant being responsible for any SDLT and registration dues should they be applicable.

VAT

All figures quoted are net of VAT

ENTRY

By mutual agreement

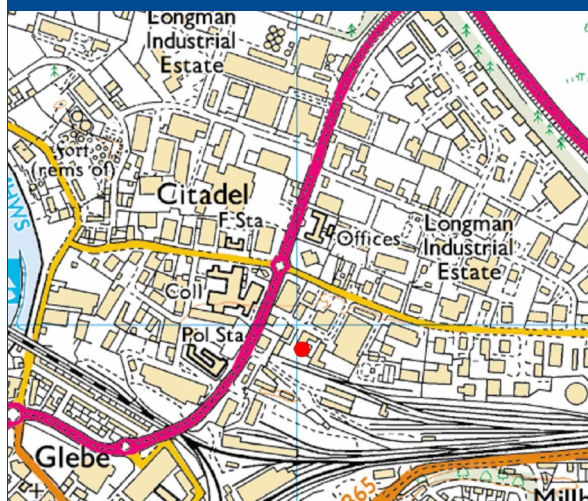
VIEWING

Strictly by appointment through Messrs. Graham & Sibbald.

ENERGY PERFORMANCE RATING



TO LET Office / Industrial



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

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IMPORTANT NOTICE:

- Please read carefully
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