

TO LET

2 No. INDUSTRIAL/TRADE COUNTER/WAREHOUSE UNITS

UNITS D & E
24 LONGMAN DRIVE, INVERNESS, IV1 1SU

UNIT D: 1,991 FT² | UNIT E: 4,077 FT²



- AVAILABLE AS ONE OR TWO LOTS UP TO 6,068 FT² -

LOCATION

Longman Drive lies within the popular Longman Industrial Estate in Inverness and connects to Stadium Road, which links to the main A9 trunk road via the Longman Roundabout leading south to Perth as well as north across the Kessock Bridge. The A96 Inverness to Aberdeen and A82 Inverness to Fort William trunk roads are also easily accessible. Other occupiers in the area include Morris Leslie Plant Hire, MGM Timber, Plumb Centre, Jewsons and Magnet. Inverness Marina is also nearby.

DESCRIPTION

Units D & E comprise 2no. self-contained trade counter/industrial/warehouse units, which are attached to each other. They are available as individual units, however, can also be easily merged to form a double unit. The subjects comprise part of a larger building of steel portal frame and concrete block construction. The units have large vehicular access/loading doors and benefit from secure concrete yard areas with steel palisade fencing, as shown on the enclosed site plan. They are suitable for a range of uses including General Industrial (Class 5), Storage or Distribution (Class 6) and trade counter uses.

PROPERTY INFO, RENT & RATES

UNIT	Gross Internal Area		Site area (acres)	EPC Band	Rental pa, ex VAT	Rateable Value
	m ²	ft ²				
D	185	1,991	0.149	tbc	£16,000	£15,750
E	379	4,077	0.235	tbc	£29,500	£27,000
	564	6,068	0.384			

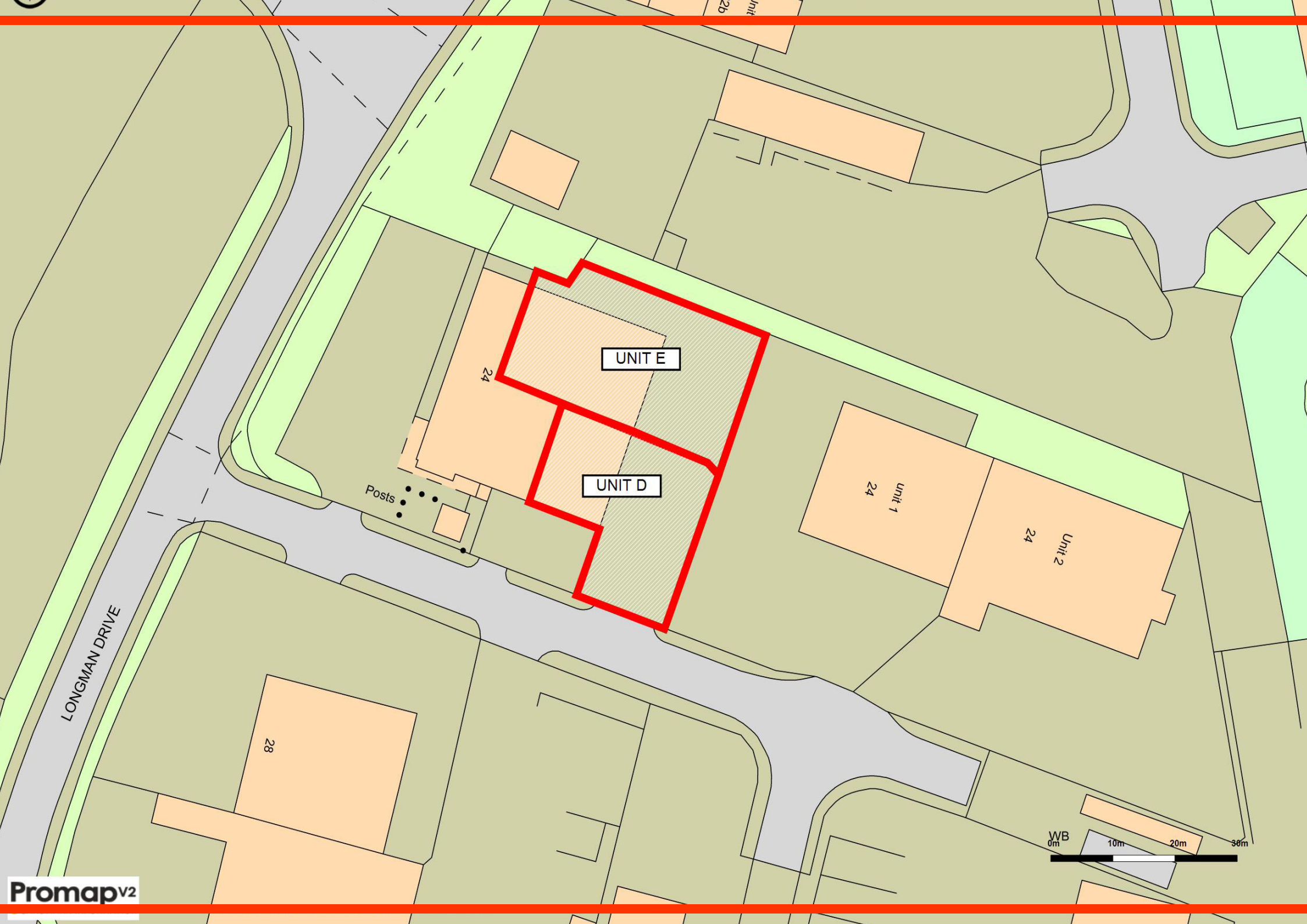
ENTRY

Unit D is available now, Units E is available from 10 December 2019.

LEASE TERMS

The units are available on full repairing and insuring lease terms. The annual rental figures are stated exclusive of VAT, which will be payable at the prevailing rate.





LONGMAN DRIVE

UNIT E

UNIT D

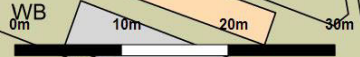
Unit 1
24

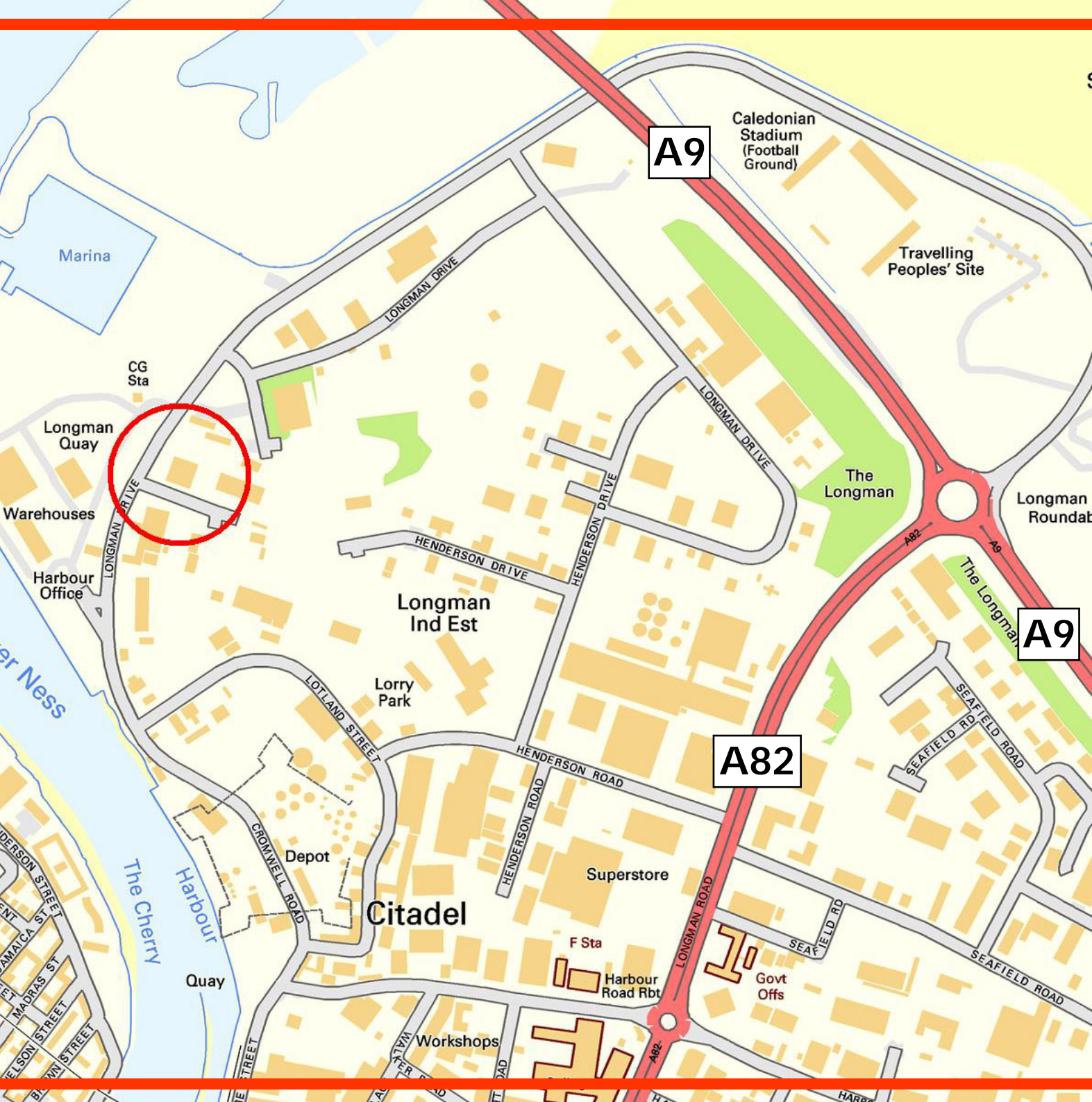
Unit 2
24

Posts

28

24





FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:

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