AVAILABLE TO LET
Unit 4 | 39-41 Harbour Road
39-41 Harbour Road, Longman Industrial Estate, Inverness IV1 1UA

Industrial for rent, 2,265 sq ft, p.o.a

For more information visit https://www.realla.co.uk/m/37481-unit-4-39-41-harbour-road-39-41-harbour-road

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Prominent building located within Longman Industrial Estate

The property occupies a prominent position on the main thoroughfare through the popular Longman Industrial Estate. Longman Industrial Estate provides easy access to the A9 trunk road with surrounding occupier being of multi-national covenant strength.

The premises comprise a ground floor unit situated within a two storey modern stand-alone block. The property is of steel frame construction, in-filled with concrete block under a pitched and metal profile sheet roof.

The property is to be fully refurbished to provide a well presented trade counter unit which will benefit from a roller shutter door towards the rear.

The unit is understood to be served by mains water and electricity whilst drainage is to the public sewer.

**Highlights**

- Prominent building located within Longman Industrial Estate
- GIA: 210.42 sq.m / 2,265 sq.ft or thereby
- Rental: On application
- Property will benefit from roller shutter doors towards rear

**Property details**

<table>
<thead>
<tr>
<th>Rent</th>
<th>P.O.A</th>
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<tbody>
<tr>
<td>Rateable value</td>
<td>£22,750</td>
</tr>
<tr>
<td>Building type</td>
<td>Industrial</td>
</tr>
<tr>
<td>Size</td>
<td>2,265 Sq ft</td>
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**VAT charges**

All figures quoted are net of VAT.

**Lease details**

The lease will be on Full Repairing and Insuring terms and will be subject to 5 yearly rent reviews. Our clients preference is for a minimum of a 5 year lease.

**EPC certificate**

Available on request

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