

TO LET  
INDUSTRIAL

 GRAHAM  
SIBBALD

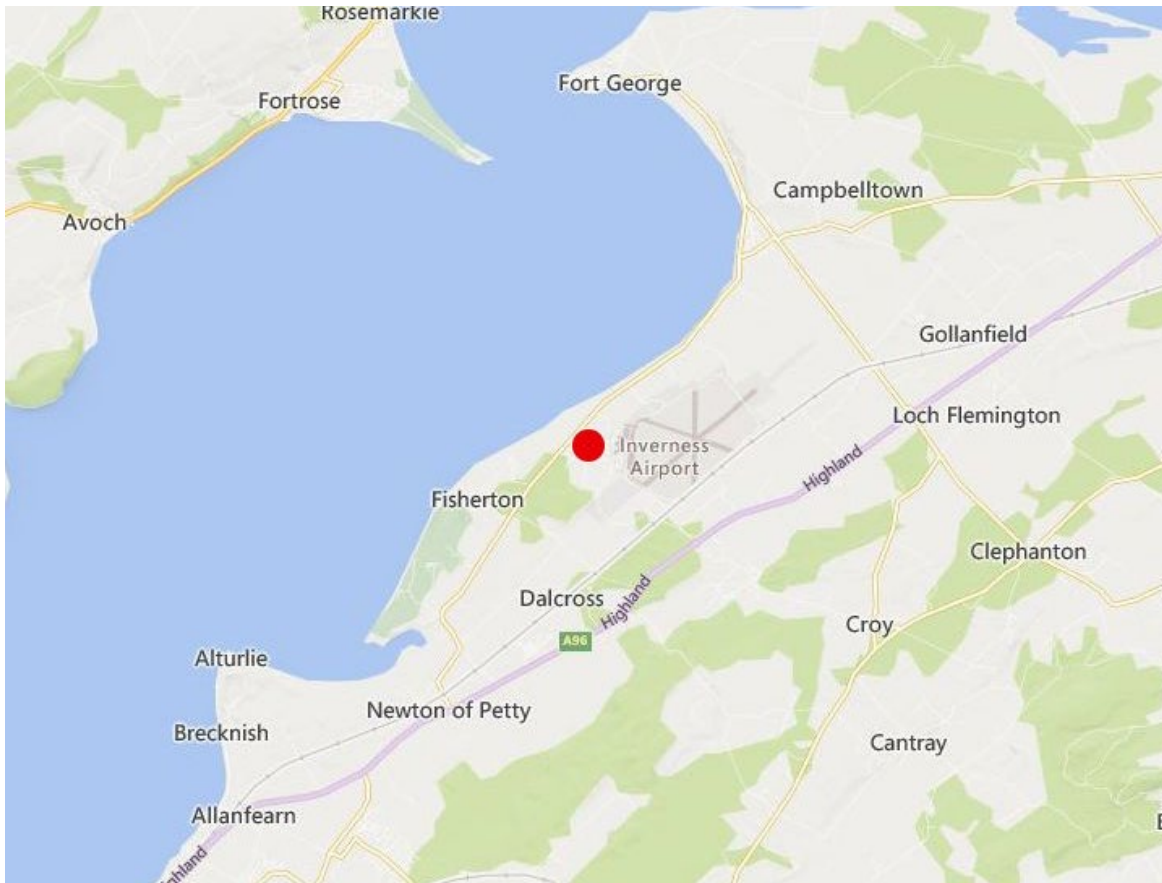


**Unit B, Site 2, Dalcross Industrial Estate,  
Inverness, IV2 7XB**

- Gross Internal Area: 1,484.49 sq.m / 15,979 sq.ft or thereby
- Mezzanine (Storage only): 138 sq.m / 1,409 sq.ft
- Rental: On application
- Rateable Value: £75,000

## LOCATION

The property is located within the well-established Dalcross Industrial Estate, which lies immediately adjacent to Inverness Airport, approximately 9 miles east of Inverness city centre. The estate benefits from excellent connectivity, with direct access from the A96 trunk road, the main route linking Inverness and Aberdeen. The nearby Inverness Airport continues to experience growth in passenger numbers, offering regular flights to major UK destinations including London Gatwick, Heathrow, Luton, and Bristol, as well as a range of seasonal and chartered services to European destinations.



The surrounding area is an established commercial and industrial hub, forming part of the wider Inverness Airport Business Park (IABP) development. Nearby occupiers include Courtyard by Marriott, Enercon Services Ltd, SSE plc, and The Co-operative Group, which operates a major regional distribution warehouse. This cluster of national and international businesses highlights the estate's strategic importance as a key employment and logistics location for the Highlands.

## DESCRIPTION

The property comprises an end-terrace warehouse unit incorporating office and welfare accommodation. Externally, the unit benefits from access to a shared yard area, suitable for use as a turning circle, open storage, or staff and customer parking.

The building is of steel portal frame construction with profile metal cladding to the external elevations. Internally, the property includes a mezzanine level, providing additional storage space.

The warehouse is served by a roller shutter door measuring approximately 5.5 metres in height by 4.8 metres in width, while the eaves height extends to approximately 5.2 metres.

Gross Internal Area: Ground: 1,484.49 sq.m / 15,979 sq.ft or thereby  
Mezz: 138 sq.m / 1,409 sq.ft or thereby

## RATEABLE VALUE

£75,000



To arrange a viewing please contact:



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**ANNA MASSIE**

**Graduate Surveyor**

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## LEGAL COSTS + VAT

Each party will pay their own legal costs. Should LBTT or registration dues be applicable the incoming tenant will be liable.

VAT is applicable on all aspects of this transaction.

## ENTRY

Available immediately

## EPC/ACTION PLAN

On application

## RENTAL

On application

## LEASE TERMS

Our client will consider a flexible lease term on a Full Repairing and Insuring basis.

## UTILITIES

Electricity will be charged on a pro rata basis (floor area occupied).

## IMPORTANT NOTICE

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. Date Published: November 2025

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.