

TO LET

TRADE COUNTER UNIT
IN PRIME LOCATION
WITH SHARED YARD

1,087 SQM (11,700 SQFT)

UNIT 2 2 HENDERSON ROAD

INVERNESS

IV1 1SN



LOCATION

Inverness is regarded as the capital of the Scottish Highlands and the focus for much industrial and commercial activity. The subjects are located on Henderson Road with frontage on to Longman Road. The unit is part of a prominent industrial and retail warehouse location within the Longman Industrial Estate.

The estate has superb links to the main road network including the A9 North and South, to the A89 West and the A96 East.

Surrounding uses are a mix of trade counter, showroom, retail and industrial. Neighbouring occupiers include Tool Station, Tiso, The Lighting Studio, B&Q, Howdens and Wickes.

DESCRIPTION

The building comprises a ground floor unit of steel frame construction with solid concrete floors, and column free space. The property benefits from an enclosed shared yard area and has a good level of communal car parking on site for staff and visitors.

Electric roller shutter door 4.49m by 4.34m

The internal eaves height ranges from 5.57m to 8.24m

LEASE TERMS

The subjects are available on a new full repairing and insuring lease for a period to be agreed.

RATEABLE VALUE

We have been advised that the rateable value of the unit is as follows: RV: £91,500, however, please satisfy yourself by contacting the local assessor.

SERVICE CHARGE

The occupier will be responsible for a fair proportion of the estate charge levied for the common areas.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant being responsible for the payments of Land & Building Transactions Tax, Registration Dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

EPC

The subjects have an EPC rating of F.

VIEWING

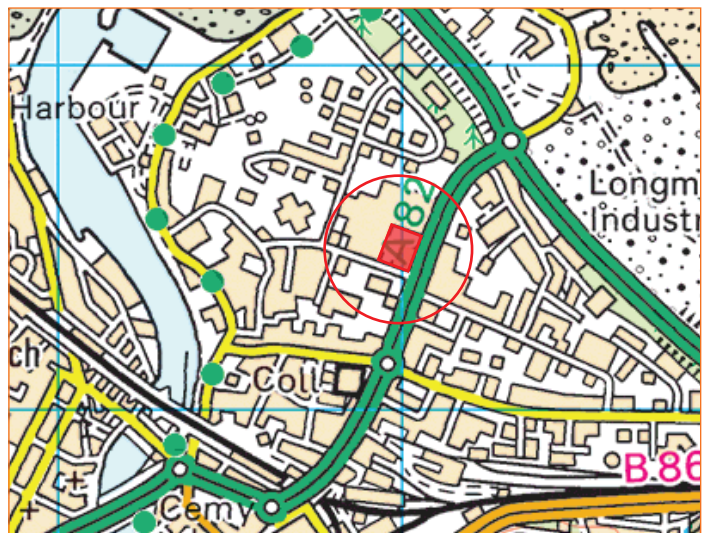
Strictly by appointment through the sole letting agent:

Galbraith

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