

# Units 5 & 8, 23 Harbour Road



Industrial



## INVERNESS IV1 1SY

**TO  
LET**

- GOOD LOCATION ON LONGMAN INDUSTRIAL ESTATE
- POTENTIAL FOR SUB-DIVISION
- TOTAL GIA: 295.87 SQ.M / 3,185 SQ.FT OR THEREBY
- RENTAL: £21,000 PER ANNUM
- FRI TERMS



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# Units 5 & 8, 23 Harbour Road INVERNESS

## LOCATION

The property is located within the Longman Industrial Estate close to the city centre. Harbour Road is a prominent location in Inverness and one of the main thoroughfares through the Longman Industrial Estate. The unit is accessed by way of a shared cul-de-sac at the front and rear of the building.

## DESCRIPTION

The property comprises a single storey mid-terraced unit contained within a complex of other similar industrial units. The property has concrete block walls with an insulated metal profile roof. The property also benefits from access at the front and rear of the building.

## ACCOMMODATION

The accommodation may be summarised as follows:

Ground Floor: Main Store and WC Facilities.

The total Gross Internal Area extends to 295.87 sq.m / 3,185 sq.ft or thereby.

## SERVICES

The property benefits from mains water and electricity. Drainage is to the public sewer.

## RATEABLE VALUE

The Rateable Value of the property is £15,500.

## LEASE TERMS

Full Repairing and Insuring lease terms are available for a minimum period of 3 years.

## SERVICE CHARGE

To be confirmed.

## RENTAL

£21,000 per annum, payable quarterly in advance.

## VAT

All figures quoted are net of VAT.

## LEGAL COSTS

Each party will pay their own legal costs. The tenant will be responsible for any LBTT should it be applicable.

## ENTRY

By mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE

On application.

# TO LET Industrial



## VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Kenny McKenzie - Tel: 01463236977

Email: kenny.mckenzie@g-s.co.uk

Andrew Rose - Tel: 01463 236977

Email: Andrew.Rose@g-s.co.uk



## CONTACT

Graham + Sibbald

4 Ardross Street

Inverness,

IV3 5NN

Tel: 01463 236977

## Aberdeen

01224 625024

## Ayr

01292 271030

## Dundee

01382 200064

## Edinburgh

0131 225 1559

## Falkirk

01324 638377

## Glasgow

0141 332 1194

## Hamilton

01698 422500

## Inverness

01463 236977

## Kilmarnock

01563 528000

## Kirkcaldy

01592 266211

## Paisley

0141 889 3251

## Perth

01738 445733

## St Andrews

01334 476 210

## Stirling

01786 463111

## Weybridge

01932 260 726

## IMPORTANT NOTICE:

Please read carefully

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