

TO LET
INDUSTRIAL UNIT



Unit 5, Clayton Court,
Invergordon, IV18 0SB.

- Industrial Unit on Popular Industrial / Trading Estate.
- GIA: 62.12 Sq.m / 669 Sq.ft or thereby
- New Full Repairing and Insuring lease
- Rental : £6,000 pa net of VAT

LOCATION

The property is located on Clayton Court in the Castle Avenue Industrial Estate which is an established industrial location serving the wider Ross-shire area on the outskirts of Invergordon. The property is well placed to access the A9 South to Inverness or North to Caithness.

DESCRIPTION

The property is of concrete block construction with finished externally with roughcast beneath a pitched metal profile sheet roof. Attached to the northern elevation is a timber framed outbuilding/canopy which adjoins two storage containers.



Internally, the subjects provide a good standard of accommodation including tea prep, W/C and a production/sales area accessed with the benefit of a manual roller shutter door. The current layout could be reconfigured, if required, to suit an incoming occupier's specific operational requirements.

ACCOMMODATION

The Gross Internal Area (G.I.A.) of the unit is 62.12 Sq.m / 669 Sq.ft or thereby plus the Canopy Outbuilding / Storage Container.

The manual roller shutter door entrance is approximately 2.99m wide and 3.5m high.

SERVICES

The property benefits from mains water and electricity, with drainage connected to the public sewer. Heating is provided by a gas-fired boiler serving the main unit.

RENTAL

£6,000 pa net of VAT payable quarterly in advance.

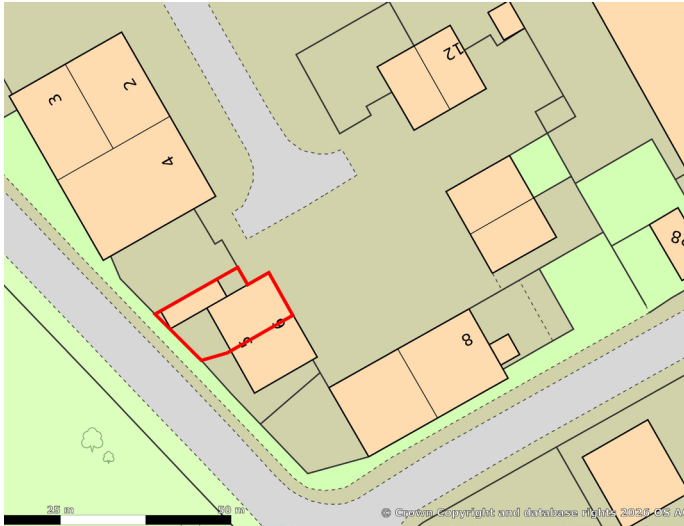
RATEABLE VALUE

The present Rateable Value is £3,750.

Ingoing occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme or other reliefs available through the local authority. Interested parties should make their own enquiries with the local authority to confirm eligibility.

LEASE TERMS

The subjects are available on the basis of a new full repairing and insuring lease for a minimum of 5 years.



LEGAL COSTS + VAT

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

Any rents quoted are exclusive of VAT.

EPC

On application.

USE

The property would be suitable for Use Class 4, 5 & 6.

VIEWING

Graham + Sibbald

4 Ardross Street

Inverness

IV3 5NN

01463 236977

To arrange a viewing please contact:



ANDREW ROSE

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ANNA MASSIE

Graduate Surveyor

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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.
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5. Date Published: June 2026

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