

# TO LET

**UNIT 5, 27 HARBOUR ROAD,  
INVERNESS, IV1 1SY**

**INDUSTRIAL/SHOWROOM/TRADE COUNTER**



- LOCATED WITHIN PRIME LONGMAN INDUSTRIAL ESTATE
- SUITABLE FOR VARIOUS USES
- HIGH EAVES HEIGHT OF 8.25 M

- FLOOR AREA: 900 M<sup>2</sup> (9,688 FT<sup>2</sup>)
- PARKING AT GABLE ENTRANCE
- EASY CONNECTIVITY TO A82, A9 & A96



**DESCRIPTION:** Terraced industrial unit of steel portal frame construction with lower walls of concrete block and upper walls clad in insulated profile metal sheets under a pitched metal sheet clad roof incorporating daylight panels. The unit benefits from a mainly open plan layout and comprises a solid concrete floor slab, a high internal eaves height of 8.25 metres and has both pedestrian and vehicle access doors on both its gable ends. Externally there is parking provision on the west most gable end of the building and a small section of external compound space allocated at its east most gable.

**FLOOR AREA:** The unit extends to the undernoted approximate floor area:

Ground Floor: 900 m<sup>2</sup> (9,688 ft<sup>2</sup>)

**LEASE TERMS:** Available on new FRI Lease terms for a period to be agreed.

**RENT:** A rental of £40,000 per annum is sought.

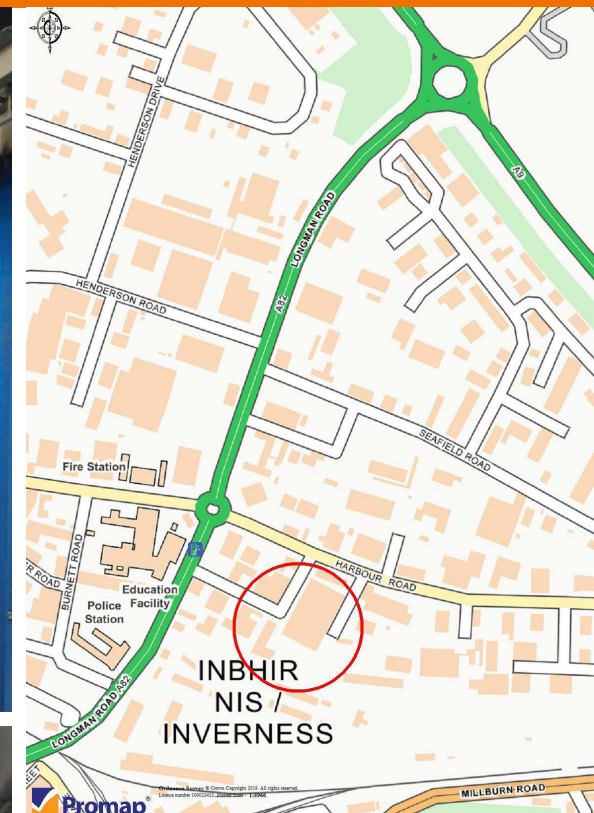
**RATEABLE VALUE:** £41,500.

**PLANNING:** The property benefits from Use Classes 5 (General Industrial) and 6 (Storage or Distribution) in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

**EPC:** Details available on request.

**VAT:** VAT will apply to any transaction.

**COSTS:** Each party will bear their own legal costs. The incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon.



### Viewing & Further Information

For further information or to arrange a viewing, please contact the sole agents:

#### Shepherd Commercial

Mulberry House  
39-41 Harbour Road  
Inverness, IV1 1UA

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