



AVAILABLE TO LET

Unit 1 A Carsegate Road North, Inverness, IV3 8DU

1A Carsegate Road North, Carse Industrial Estate, Inverness IV3 8DU



Office for rent, 344 sq ft, £7,000 per annum

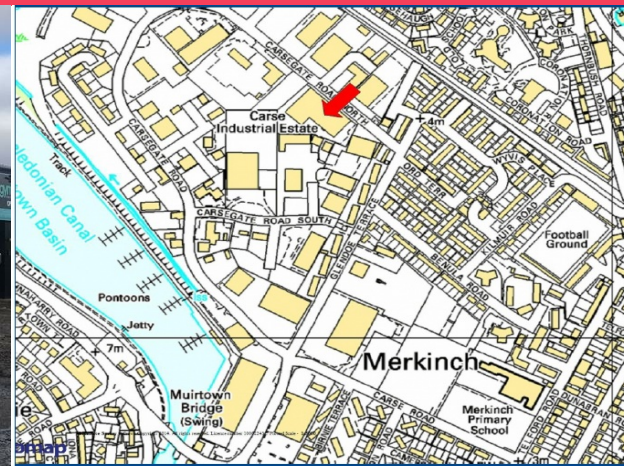
For more information visit <https://www.realla.co.uk/m/47687-unit-1-a-carsegate-road-north-inverness-iv3-8du-1a-carsegate-road-north>

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Located within popular Trading Estate

The property is located on the Carse Industrial Estate which over recent years has become a popular trading estate close to the Telford Retail Park.

The property is situated within a complex of industrial / leisure / office users.

The office is situated within a larger multi-let building. The office benefits from WC facilities as well as 2 car parking spaces.

The accommodation may be summarised as follows:
Ground Floor: Office 1, Tea Prep, Office 2 and WC's.

The property has the benefit of mains water and electricity whilst drainage is to the public sewer.

There is cleaning of common areas in return for an annual maintenance charge per quarter, net of VAT. Full details to seriously interested parties.

A minimum period of 3 years is sought, however, shorter terms may be available. The landlord undertakes the external maintenance (wind and water tight repairs only).

Highlights

- NIA: 344 sq.ft or thereby
- Rental: £7,000 per annum net of VAT
- Flexible lease length available
- Any incoming tenant may benefit from 100% Business Rates Relief

Property details

Rent	£7,000 per annum
Rates detail	Any incoming tenant may benefit from 100% Business Rates Relief under the Small Business Bonus Scheme. Full details on application to the letting agent.
Rateable value	£4,150
Building type	Office
Size	344 Sq ft
VAT charges	All figures quoted are net of VAT
Lease details	A minimum period of 3 years is sought, however, shorter terms may be available. The landlord undertakes the external maintenance (wind and water tight repairs only).
EPC certificate	Available on request

More information

[Visit microsite](#)

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Contact us

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