

TO LET OFFICE

40 LONGMAN DRIVE, INVERNESS, IV1 1SU



- DETACHED 2-STOREY OFFICE UNIT
- LOCATED WITHIN PRIME LONGMAN INDUSTRIAL ESTATE
- FLOOR AREA: 230 M² (2,479 FT²)
- AMPLE ON SITE CAR PARKING
- EASY CONNECTIVITY TO A82, A9 & A96
- EARLY ENTRY AVAILABLE

LOCATION: The property is located on Longman Drive on a prominent corner location with Lotland Street within the prime Longman Industrial Estate of Inverness. Longman Drive has direct connection to Stadium Road leading to the main A9 trunk road via the Longman Roundabout leading south to Perth as well as north across the Kessock Bridge. The A82 and A96 are also both easily accessible from the property.

DESCRIPTION: The property comprises a detached 2-storey office building of concrete block wall construction harled externally with upper sections clad in profiled metal cladding under a mono-pitched roof. The building provides a mix of open plan and cellular office space across ground and first floors including staff ancillary facilities. Internally the space benefits from fluorescent strip lighting, wall mounted gas fired radiators and perimeter wall trunking for IT and electric points. Timber casement double glazed window units are fitted throughout. Externally the site is tarmacadam surfaced and provides generous car parking space for 17 cars plus 2 disabled spaces at the gable entrance to the building.

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

Ground Floor: 114.28 m² (1,230 ft²)

First Floor: 115.97 m² (1,249 ft²)

Totals: 230.25 m² (2,479 ft²)

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

RENT: A rental of £32,500, exclusive of VAT, per annum is sought.

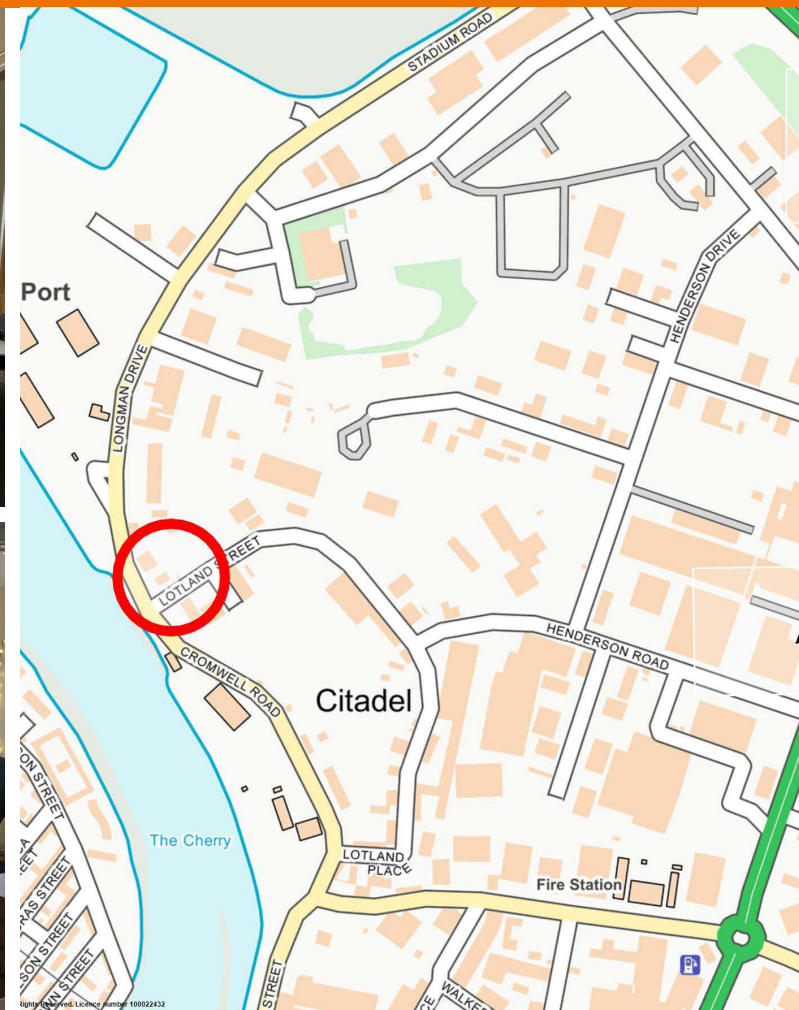
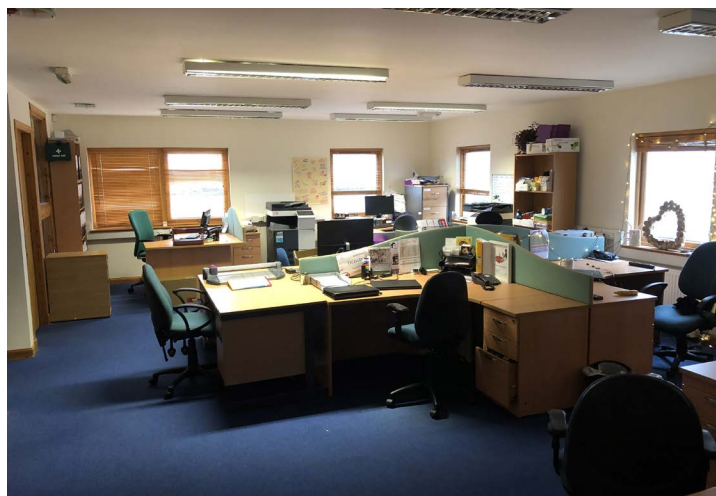
RATEABLE VALUE: £31,500.

PLANNING: The property benefits from Use Class 4 (Business) Use in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Other uses may be possible, subject to planning. Please discuss any proposals with the marketing agent.

VAT: VAT will apply to any transaction.

EPC: Details available on request.

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:

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