

TO LET

**HIGH SPECIFICATION
AGRICULTURAL/INDUSTRIAL UNITS**

**SHEPHERD**
Commercial

PARKHEAD, MAINS OF KILRAVOCK, CROY BY INVERNESS, IV2 7PJ



- **HIGH SPECIFICATION UNITS**
- **LOCATED 13 MILES EAST OF INVERNESS**
- **EASY ACCESS TO THE A96 TRUNK ROAD**
- **HUMIDITY/TEMPERATURE CONTROLLED UNITS**
- **BIO-MASS HOT WATER AND HEATING SYSTEMS**
- **50 KW SOLAR PV SYSTEMS**
- **ADDITIONAL LAND/YARDAGE AVAILABLE**
- **GROSS INTERNAL AREA 20,612 SQ FT TO 43,035 SQ FT**
- **ECONOMIC RENTAL RATE OF £2.50 PER SQ FT**

VIEWING & FURTHER INFORMATION:
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LOCATION

Parkhead, Mains of Kilravock is in a semi rural location approximately 13 miles east of Inverness near to the Gollanfield cross roads. The subjects enjoy direct access to the A96 Inverness to Aberdeen trunk road, which lies just over one and a half miles distant. Dalcross Airport lies less than 6 miles west of the property. Surrounding land is predominantly used for agricultural purposes and is interspersed with scattered housing in the countryside.

DESCRIPTION

The subjects comprise two modern high specification agricultural/industrial buildings which were formerly used for chicken rearing. The buildings are of similar construction and built of steel portal frame construction to an eaves height of approximately 4m rising to approximately 7m along the ridge line. The walls and roofs are clad with composite profile metal sheeting. The floors are of solid concrete construction and vehicle access is provided by loading doors on the front gable elevations.

The units each have separate plant rooms which house controls for programming the buildings humidity and temperature control systems. They also include diesel generators which are used as emergency power systems. Hot water and space heating is supplied by means of bio-mass heating systems, which are contained within individual portable plant rooms. Each unit has capacity for 10,000 litres of cold water storage. The windows are of triple glazed argon filled design. The subjects are fitted with a 50 kw solar PV system which generates electricity.

There is a concrete hard standing directly in front of the buildings together with some further lay down areas. If additional yardage/land is require this can be made available by negotiation.

FLOOR AREA

The approximate gross internal areas are as follows;

Unit 1	1,914.9m ²	(20,612ft ²)
Unit 2	2,083.1m ²	(22,423ft ²)
Total	3,998.0m²	(43,035ft²)

ENERGY PERFORMANCE RATING

Not applicable.

RATES

This will be assessed upon occupation. There is no existing NAV/RV as the former use has been agricultural.

PLANNING

Our client is applying for Change of Use to Class 5 (General Industrial) and Class 6 (Storage or Distribution) of the Town and Country Planning (Use Classes) order (Scotland) 1997. Interested parties should satisfy themselves with regard to planning for their proposed use by contacting the Local Planning Authority.

LEASE TERMS

The subjects are available To Let as a whole or individually on flexible lease terms at a rental rate of £2.50 per sq ft exclusive of VAT.

ENTRY

Immediate entry is available subject to conclusion of legal missives.

VAT

The rent is quoted exclusive of VAT, which will be added at the prevailing rate.

