

### **LOCATION**

The site is located on the northern periphery of the City Centre in the Longman Industrial Estate, Inverness. Burnett Road connects on to Harbour Road, which is one of the principal thoroughfares in the Longman. The subjects benefit from excellent access to the trunk road network (A9/A96 + A82) and also lies within easy reach the city centre.

Burnett Road will be home to the new Inverness Justice Centre, which is presently being constructed directly adjacent to the Police Station. There are a range of other occupiers in the area including Scotbake, AKVA and Ashgrove Motor Body Co. The front cover aerial image and back page site plan show a section hatched in blue; these areas are currently let to Pat Munro and Northern Recycling Solutions.

### **DESCRIPTION**

The subjects provide a large boot shaped site which is generally level and has the benefit of steel palisade security fencing and two entrance/exit gates.

## **OPTIONS**

The land available extends to approximately 2 acres, however, our client would be prepared to sub-divide the site to suit smaller yard space requirements.

### **RATEABLE VALUE**

To be assessed.

# **PLANNING**

The subjects are suitable for open storage industrial use.

# **LEASE TERMS**

The site is available of flexible lease terms including short term occupants.

# **RENT**

Please contact the agents for a proposal.

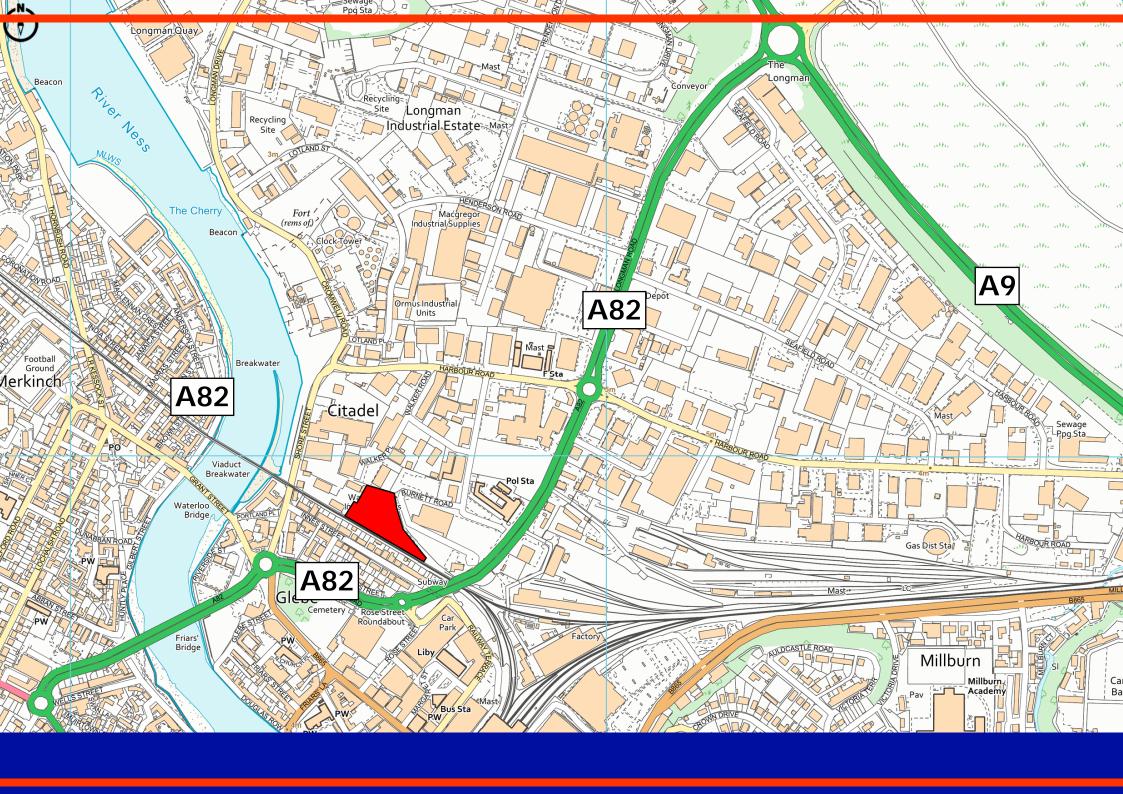
## **LEGAL COSTS**

Each party will be responsible for their own legal costs.

### **ENTRY**

By mutual agreement.





## **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

Tel: 01463 712239

www.shepherd.co.uk

Neil Calder

n.calder@shepherd.co.uk

**Linda Cameron** 

linda.cameron@shepherd.co.uk



The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

