



OFFICE/SHOWROOM

GROUND FLOOR OFFICE/SHOWROOM | PRIME LONGMAN INDUSTRIAL ESTATE | FLOOR AREA: 288 M² (3,102 FT²)
ON-SITE CAR PARKING | ENTRY AVAILABLE Q3 2024 | SUITABLE FOR VARIOUS USES, STP

RENT: £35,000 PER ANNUM

TO LET

GROUND FLOOR OFFICE, THE PAGODA, 12-14 SEAFIELD ROAD, INVERNESS, IV1 1SG

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LOCATION

Inverness is the commercial, administrative and business centre for the Highlands and Islands of Scotland. Inverness enjoys excellent transport links via the main A9 trunk road leading both north and south and benefits from daily rail and bus services. Aberdeen is approx. 104 miles to the southeast and Edinburgh and Glasgow are 157 miles to the south and 170 miles to the southwest respectively.

The subjects are prominently positioned on Seafield Road within the prime Longman Industrial Estate of Inverness. Seafield Road provides connection between Longman Road and Harbour Road and links directly to the main A82 Inverness to Fort William trunk road, and in turn nearby easily connects to both the main A9 Inverness to Perth trunk road and the A96 Inverness to Aberdeen trunk road.

The building is accessed directly off Seafield Road. Other occupiers in the surrounding area include AD Nature, R I Cruden Ltd, NHS Highland, Speedy Plant Hire, Creative Sign & Print, The Bridge Education Centre and Highland Industrial Supplies Ltd.

DESCRIPTION

The subjects comprise the whole ground floor within an attractive 2-storey detached pagoda style building of masonry construction harled externally at ground floor level. The ground floor space features an attractive glazed entrance with a stepped timber decking area leading up to the entrance doors. The first floor is in separate occupation accessed from the rear of the building.

The self-contained ground floor is of modern specification and has most recently been operated as an office/training centre and is currently configured as such but could easily be re-configured to suit an incoming occupier's business space requirements. An indicative floor plan is provided overleaf showing the current floor layout. Please discuss any proposals with the marketing agents.

Internally the main office area has a suspended ceiling grid incorporating a mix of both spot and box style LED lighting. The space enjoys a good level of natural light from numerous windows and there is a conservatory extension to the rear. Heating is provided by a gas-fired central heating system with radiators fitted throughout.

Externally the building benefits from designated on-site car parking.

FLOOR AREA

The ground floor space including a conservatory extension extends to a total floor area of approximately 288 m² (3,102 ft²).

ACCOMMODATION

The ground floor space currently provides an open plan reception/office area, 5 cellular meeting/training rooms, a large training area incorporating the conservatory, a server room plus staff kitchen and toilet facilities.

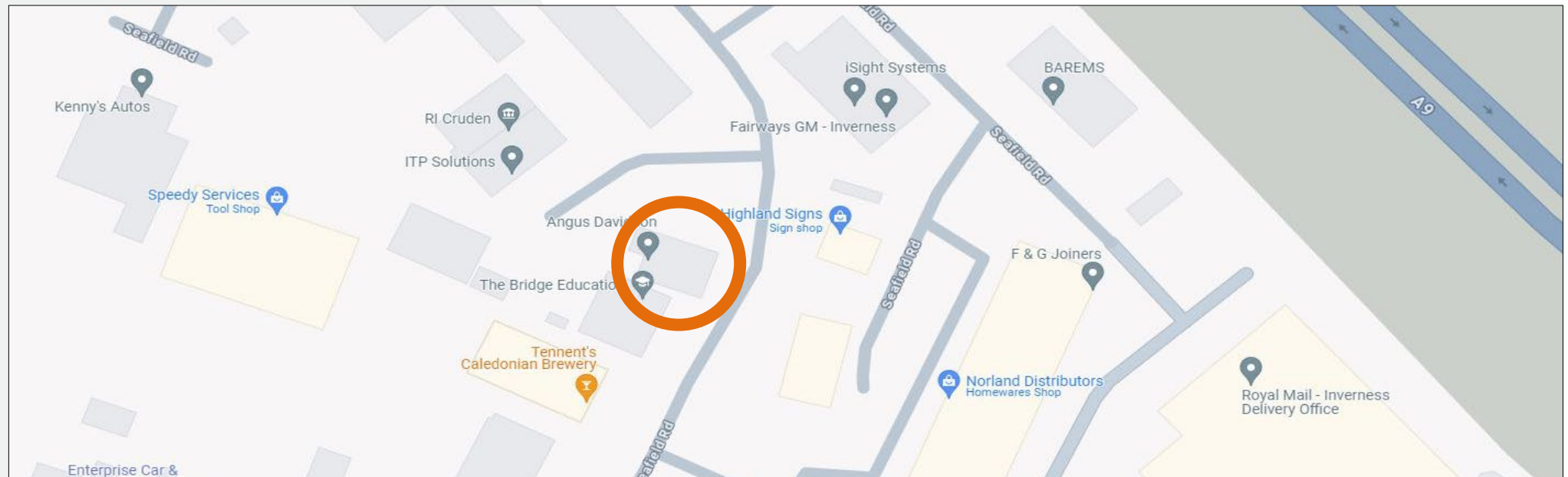
PLANNING

The property currently has Class 4 (Business) planning use in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property would suit a range of alternative uses, STP. Please contact the marketing agents to discuss any proposals.

SERVICES

The subjects benefit from mains supplies of water, electricity, gas and drainage.



RATEABLE VALUE

The property is listed on the Assessor's Valuation Roll as follows:

OFFICES: NAV/RV - £33,000

EPC

Details provided on request.

SERVICE CHARGE

There is a Service Charge applicable to cover the common utility costs which are apportioned on an equitable basis.

Details available on request.

LEASE

The subjects are available "To Let" on FRI terms for a period to be agreed.

RENT

A rental of **£35,000 per annum**, exclusive of VAT is sought.

ENTRY

Early entry is available from 1st September 2024, subject to contract.

LEGAL COSTS

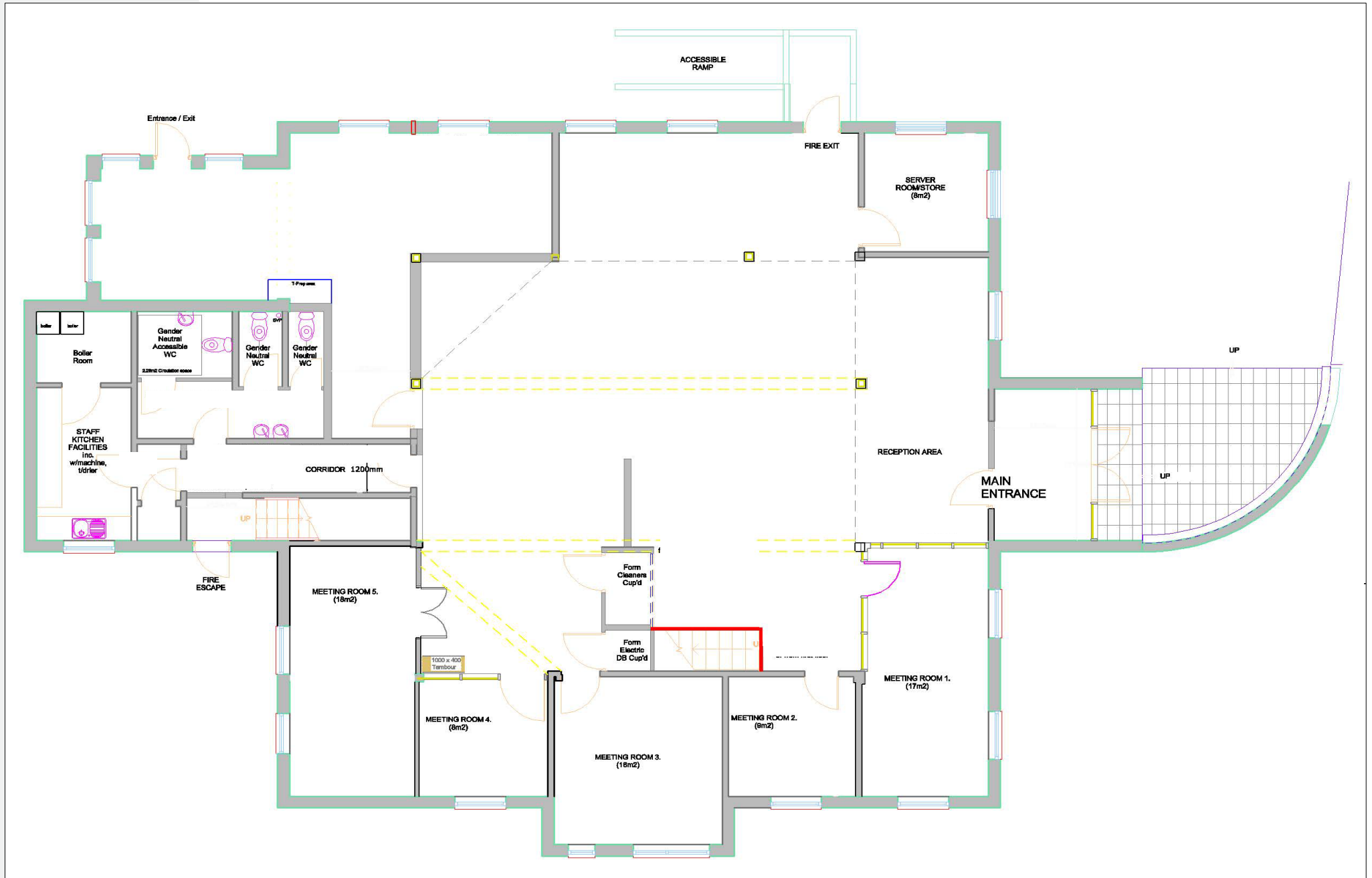
Each Party will be responsible for their own legal costs incurred in connection with any transaction.

In the normal manner, the tenant will be responsible for LBTT, Registration Dues and VAT thereon.

VAT

VAT will apply to any transaction.













For further information or viewing arrangements please contact the agents:

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