

On the instruction of:

Arnold Clark

TO LET

SECURE YARD

Extends to 0.37 acres (1,500m²)

Easy access to all trunk road links

Prime location within the Longman Industrial Estate

Qualifies for 100% Rates Relief

Security fencing

Rent on application



WHAT 3 WORDS

22C LONGMAN DRIVE, INVERNESS, IV1 1SY

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Location

Longman Drive lies within the popular Longman Industrial Estate and connects to Stadium Road, which links to the A9 trunk road via the Longman Roundabout leading south to Perth as well as north across the Kessock Bridge. The A96 Inverness to Aberdeen and A82 Inverness to Fort William trunk roads are also easily accessible. Inverness is the commercial, administrative and business centre for the Highlands and Islands of Scotland. Aberdeen is around 100 miles to the southeast whilst Edinburgh and Glasgow are 155 miles to the south and 170 miles to the southwest, respectively. Occupiers in the area include Morris Leslie Plant Hire, MGM Timber, Plumb Centre, Jewsons and Magnet. Inverness Marina lies directly opposite the subjects.

Description

The subjects comprise a secure yard extending to circa 1,500 sq m (0.37 acres). The site is generally level and has steel palisade security fencing together with double entrance gates, which provide easy vehicular access for larger vehicles. Mains services should be available in the street, there are no existing site connections. The approximate site boundaries are shown edged in red on the enclosed aerial image. The property is suitable for a range of open storage uses and there is potential to install modular buildings if required.

Rateable Value

NAV/RV: £11,750. Qualifies for 100% Small Business Bonus Scheme rates relief.

Lease Terms

Rent on application.

Entry

Early entry is available subject to agreement.

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 will apply to any transaction.

**Secure Yard within the
Longman Industrial Estate**



FIND ON GOOGLE MAPS



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

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