

# TO LET

## INDUSTRIAL/WORKSHOP/OFFICE



### 7 HENDERSON ROAD, INVERNESS, IV1 1SN



- PRIME LOCATION
- GF WORKSHOP WITH FF OFFICES
- WORKSHOP FLOOR AREA: 256 M<sup>2</sup> (2,753 FT<sup>2</sup>)
- OFFICE FLOOR AREA: 72 M<sup>2</sup> (780 FT<sup>2</sup>)
- FLEXIBLE LEASE TERMS
- EASY ACCESS TO A82, A9 & A96
- IMMEDIATE ENTRY

**RENT: ON APPLICATION**

**VIEWING & FURTHER INFORMATION:**  
Enquiries should be directed to:

Sandy Rennie  
Linda Cameron

Shepherd Commercial

Duncan House  
Wester Inshes Place  
Inverness  
IV2 5HZ

Tel: 01463 712239  
Fax: 01463 710325

E-mail:  
sandy.ennie@shepherd.co.uk  
linda.cameron@shepherd.co.uk

[www.shepherd.co.uk](http://www.shepherd.co.uk)

**LOCATION**

The property is located on Henderson Road within the prime Longman Industrial Estate in the city of Inverness. Henderson Road has direct connection onto Longman Road which forms part of the A82 Inverness to Fort William trunk road and also enjoys easy connection to both the A9 Inverness to Perth trunk road and the A96 Inverness to Aberdeen trunk road.

The surrounding area is primarily in industrial/trade counter use. Surrounding occupiers include Sparks Facilities Solutions, IT Sameday Ltd, Ross Electrical, Howdens Joinery, William Wilson & Co Ltd and D R Macleod Ltd.

**DESCRIPTION**

The subjects comprise a detached building of concrete blockwork construction rendered externally under a pitched profile metal sheet clad roof incorporating daylight panels over the warehouse section. The building comprises a 2-storey section to the front providing office accommodation at first floor level and access to the ground floor workshop space via 2 roller shutter doors. The rear single storey section of the building provides mainly open plan workshop space with a kitchen and toilet. The first floor accessed via a staircase provides 2 office rooms with storage and toilet facilities. The offices benefit from carpeted timber floors, double glazed windows, electric heating and perimeter wall trunking.

There is a small yard/parking area to the front of the property.

**FLOOR AREA**

The subjects extend to the following approximate gross internal floor areas:-

Workshop	255.76 sq m	(2,753.04 sq ft)
Offices	72.40 sq m	(779.36 sq ft)
<b>TOTAL</b>	<b>328.17 sq m</b>	<b>(3,532.40 sq ft)</b>

**RATEABLE VALUE**

The property is currently listed in the Valuation Roll with a Rateable Value of £18,500. The uniform business rate for 2016/2017 financial year is 48.4 pence in the pound for properties with a rateable value less than £35,000.

**PLANNING**

We understand the subjects benefit from Use Classes 4 (Business), 5 (General Industrial) and 6 (Storage or Distribution) in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Trade counter uses are also deemed to be appropriate. Please contact the agents to discuss any proposals.

**SERVICES**

Mains supplies of water and electricity with drainage being to be public sewer.

**ENERGY PERFORMANCE CERTIFICATE**

Details are available on request.

**LEASE TERMS**

The subjects are available "To Let" on the basis of a new full repairing and insuring lease for a period to be agreed. Price on application. Entry is available subject to conclusion of missives

**LEGAL COSTS**

In the normal manner, the tenant will be responsible for LBTT, registration dues and VAT where applicable to any letting.



**CONTACT:**

Sandy Rennie  
email: sandy.ennie@shepherd.co.uk

Linda Cameron  
email: linda.cameron@shepherd.co.uk

Tel: 01463 712239

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