

TO LET
INDUSTRIAL UNIT



20 Walker Place, Inverness, IV1 1TY

- Situated in Longman Industrial Estate
- Rental: £24,000 per annum plus VAT
- GIA: 198.43 sq. m / 2,136 sq. ft or thereby
- Good access to A9 & A96
- Ratable Value: £15,70

LOCATION

The property is situated on Walker Place off Walker Road / Harbour Road. This is an easily accessible part of the Longman Industrial Estate. Surrounding users are of mixed type with both local and national occupiers. The Longman Industrial Estate offers excellent links to the trunk road network including the A9 and A96.

DESCRIPTION

The industrial unit comprises of an end-terraced warehouse / workshop with office and WC facilities. There is vehicular access to the building to the front of the building with a large roller shutter door into the unit.



ACCOMMODATION

The unit floor area extends to 2,136 sq. ft / 198.44 sq. m or thereby on a Gross Internal Basis (GIA).

The eaves height is approximately 5.80m rising to a ridge height of 9.0m

The roller shutter door is approximately 4.49 m x 4.48 m.

SERVICES

We understand the property is connected to main supplies for water, electricity whilst drainage is to the main sewer.

RATEABLE VALUE

The Rateable Value for the suite is £15,700.

An incoming tenant may be eligible for relief under the Small Business Bonus Scheme, potentially reducing their rates liability.



RENTAL

£24,000 per annum plus VAT.

LEASE TERMS

The property is offered for lease on a Full Repairing and Insuring (FRI) basis for a minimum period of 5 years.

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs. Should any LBTT or registration dues be applicable the Tenant will be liable.

VAT is applicable on all aspects of this transaction.

EPC

F.

ENTRY

To be mutually agreed.

VIEWING

For further information or viewing arrangements please contact the agents:

Graham + Sibbald
Chartered Surveyors
4 Ardross Street
Inverness
IV3 5NN
01463 236 977



To arrange a viewing please contact:



ANDREW ROSE

Director

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07789 075 209



ANNA MASSIE

Chartered Surveyor

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07803 896 938

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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5. Date Published: October 2026

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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.