

FOR

UNIT 4 SEAFIELD TRADING ESTATE

**STRATEGIC LOCATION
FOR SERVICING
INVERNESS AND THE
HIGHLAND AREA**



51 SEAFIELD ROAD
INVERNESS | IV1 1SG

ESTABLISHED INDUSTRIAL
/ TRADE LOCATION

GIA: 373.56 SQ.M /
4,021 SQ.FT OR THEREBY

RENTAL: £50,500 PER ANNUM

MODERN INDUSTRIAL / TRADE COUNTER
UNIT OF STEEL PORTAL FRAME
CONSTRUCTION

ROLLER SHUTTER DOOR

EAVES HEIGHT: 5 METRES



LOCATION

Inverness is the largest city and cultural capital of the Scottish Highlands, located on the northeast coast. Seafeld Trading Estate holds a strategic location on Seafeld Road within Longman Industrial Estate, Inverness's most established industrial / trade location. The estate is highly accessible being located to the north of the city centre as well as offering direct access to the A9, the main transport connection in the north of Scotland.

DESCRIPTION

The property comprises a mid-terraced industrial / trade counter unit of steel portal frame construction. The property has a vehicular and pedestrian door access.

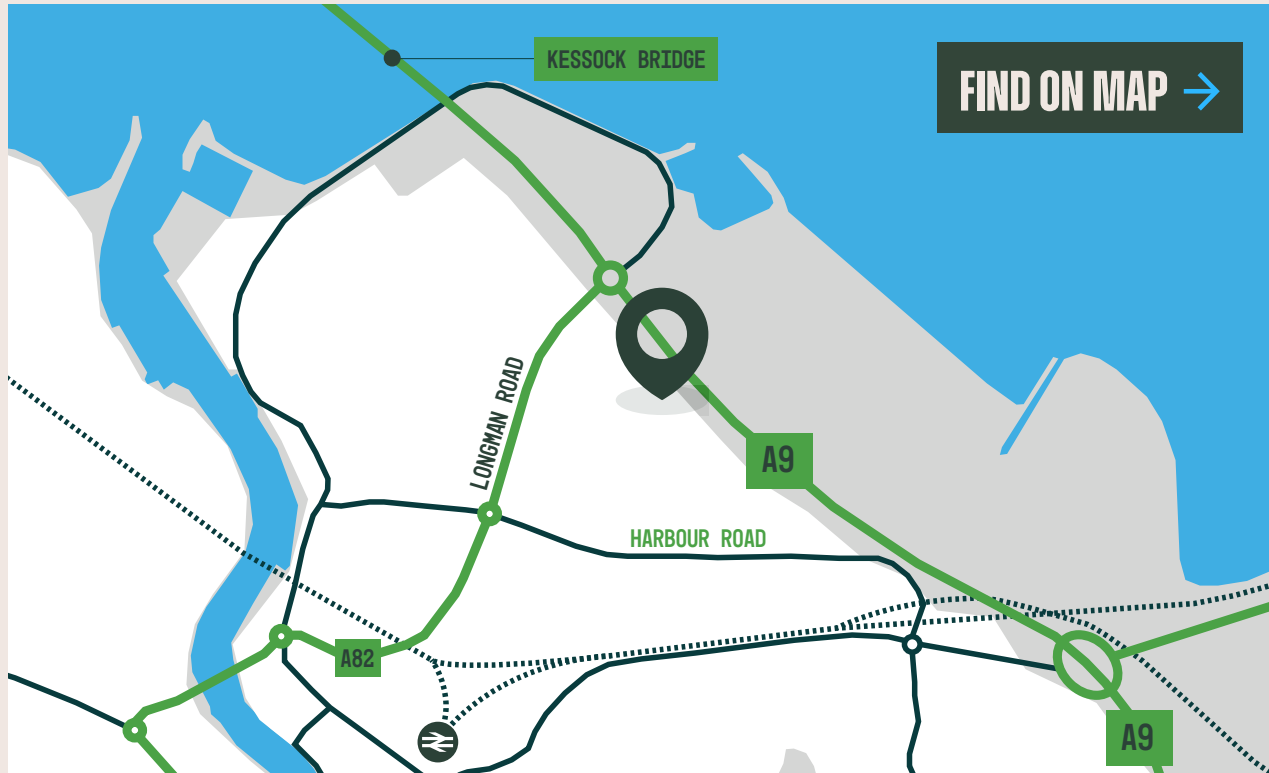


A new solar panel system is in the process of being installed.



The Gross Internal Area extends to 373.56 sq.m / 4,021 sq.ft or thereby.

FIND ON MAP →



**ESTABLISHED
TRADE LOCATION.
DIRECT A9 ACCESS.
BUILT TO SERVE
INVERNESS
AND THE HIGHLANDS.**

UNIT 4 // SEAFELD TRADING ESTATE



RATEABLE VALUE

£31,000

TERMS

The premises are available on a new lease for a period to be agreed (minimum 5 years). Further information is available from the letting agent.

SERVICE CHARGE

The tenant shall be responsible for their fair and proportionate share of the Estate Service Charge. Current budget equates to circa £350 per month.

LEGAL COSTS

Each party will pay their own legal fees. Should LBTT or Registration Dues be applicable the tenant will be liable.

VAT

All prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

On application.

**4,021 SQ FT OF
FLEXIBLE TRADE SPACE.
READY FOR BUSINESS.**

UNIT 4 // SEAFIELD TRADING ESTATE



FURTHER INFORMATION AND VIEWING

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**GRAHAM
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