TO LET
INDUSTRIAL

GRAHAM SIBBALD



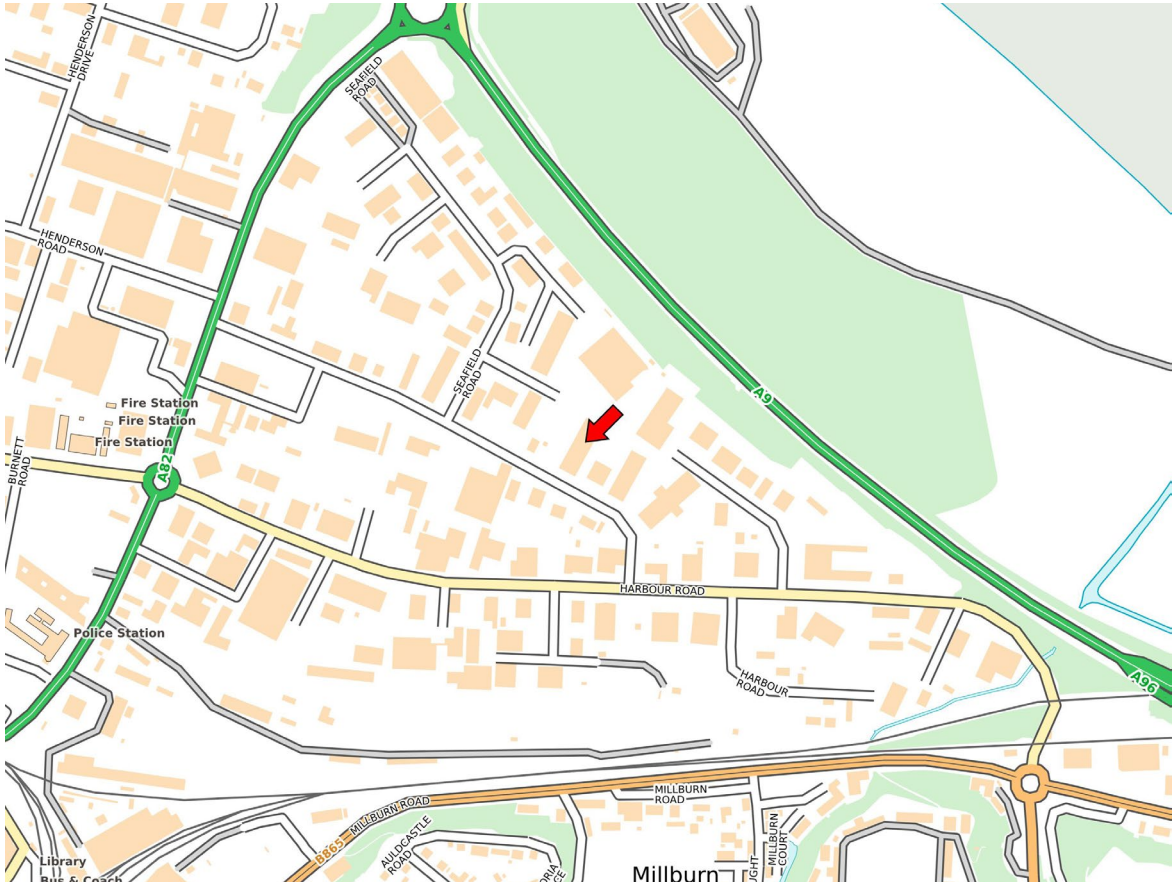
58 Seafield Road, Longman Industrial Estate, Inverness, IV1 1SG

- Gross Internal Area: 1,857.63 sq.m / 19,995 sq.ft or thereby
- Total site area 1.26 acres or thereby
- Rent: £150,000 per annum
- Situated within popular Longman Industrial Estate
- Close to trunk road network

LOCATION

The property is located within the established Longman Industrial Estate close to Inverness City Centre.

The Longman Industrial area and Seafield Road are prime business addresses for Inverness serving the population of 65,000 and a wider population within the Highlands and Islands of 250,000 people. This is the main business / industrial location, and the premises are well situated to access the trunk road network. Nearby businesses are mixed having both national and local firms within the area.



DESCRIPTION

The subjects comprise a single storey, detached industrial unit with secure yard and car parking. Subject to ground lease by the highland council.

ACCOMMODATION

The accommodation can be summarised as follow:

Ground Floor — 1857.63 sq.m / 19,995 sq.ft or thereby.

The property sits on a total site area of 1.26 acres / 0.509 hectares or thereby.

The property has a clear eaves height of 2.75 m rising to a ridge height of 5.97 m.

SERVICES

We understand the property is connected to mains supply water and electricity. The property benefits from 3 phase power.

RENTAL

£150,000 per annum

Our client is seeking a minimum of 5 years on standard Commercial terms.

RATEABLE VALUE

Current value £98,000

Proposed Value (1st April 2026) £108,000



LEGAL COSTS

Each party will be responsible for their own legal costs. Should LBTT or Registration Dues be applicable the ingoing tenant will be liable.

ENTRY

By mutual agreement

EPC

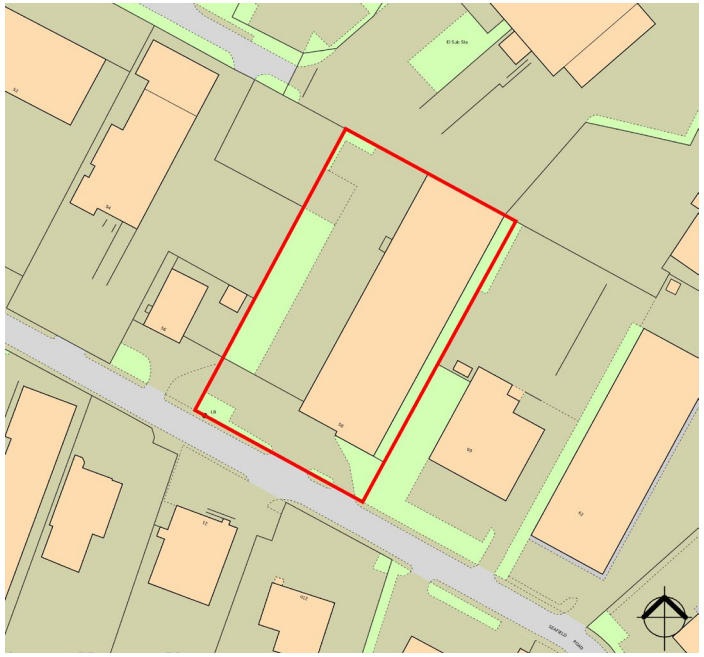
On application

VAT

Applicable

VIEWING + OFFICE ADDRESS

Graham + Sibbald
4 Ardross Street
Inverness
IV3 5NN



To arrange a viewing please contact:



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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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: February 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

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.