

Industrial Unit | To Let



CBRE

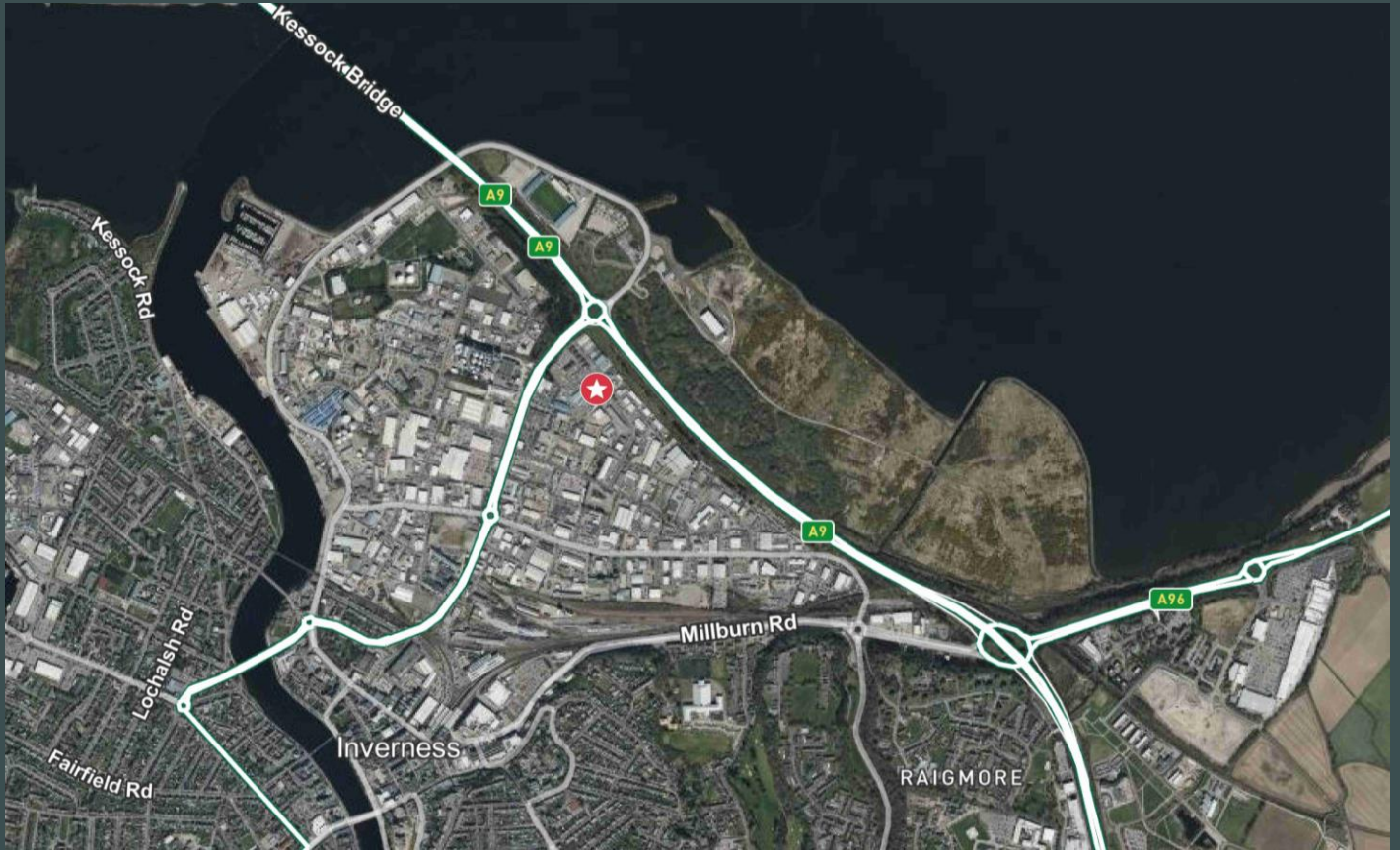
32 Seafield Road, Inverness, IV1 1SG

7,020 sq ft (652 sq m)

Standalone Showroom / Trade Counter with Secure Yard



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Location

Inverness, Scotland's fastest growing city, serves as the commercial, administrative and cultural hub for the Scottish Highlands. The city has 65,000 residents and sits within a catchment area of approximately 350,000 people. The area benefits from a broad economic base that includes renewable energy, life sciences, public sector, food/drink and hospitality. The city is home to the University of the Highlands and Islands Inverness Campus which hosts 8,500 students improving the area's labour pool.

Logistically, Inverness is well connected via its railway station and bus station that offer daily services throughout Scotland and to London while Inverness airport offers both domestic and European flights. Additionally, the A9, A82 and A96 roads offer access to the nation's road network. Aberdeen lies 104 miles to Inverness' southeast while Edinburgh and Glasgow are 157 miles south and 170 miles southwest of Inverness.

Longman Industrial Estate is Inverness' principal industrial estate. Located just north of Inverness railway station, the estate benefits from strong local amenities and public transportation links as well as fast access to Scotland's road network as the A9 traces the estate's northeastern boundary while the A82 trunk road links directly into the estate.

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7,020sq ft

Gross Internal Area (652 sq m)

0.50

Acre site area (0.2 Ha)

4.00m

Eaves height

Description

The standalone property features a two-bay interconnected showroom and trade counter unit made of steel portal frame construction with large glazed curtain wall to the front elevation. The remaining external walls consisting of full height concrete blockwork under pitched roofs clad in metal sheeting. Internally, the property features offices, workshops, storage as well as former diagnostic laboratories. There is also a mezzanine measuring 551 sq ft.

There are three vehicular access doors to the rear of the property leading to a secure yard area.



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Leasing Terms

The property is available for assignment or sub-letting terms, with the current FRI lease expiring on 14th April 2028. The passing rent is £63,750 (£9.08 per sq ft). Further information on the quoting terms are available through the joint letting agents.

Entry Terms

Available for immediate occupation.

AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Planning

The premises benefit from Use Class 4 (Business) 5 (General Industrial) and Class 6 (Storage & Distribution). Additional information on this planning consent is available upon request.

Business Rates

Available upon request.

VAT

All prices are quoted exclusive of VAT.

EPC

Available upon request.

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