

TO LET

OFFICE

LOCATED WITH THE PRIME
LONGMAN INDUSTRIAL ESTATE

MODERN OPEN PLAN

FLOOR AREA: 38.37M² (413 FT²)

ON-SITE PARKING

EARLY ENTRY AVAILABLE

EASY ACCESS TO A9, A82 & A96

RENT ON APPLICATION



WHAT 3 WORDS

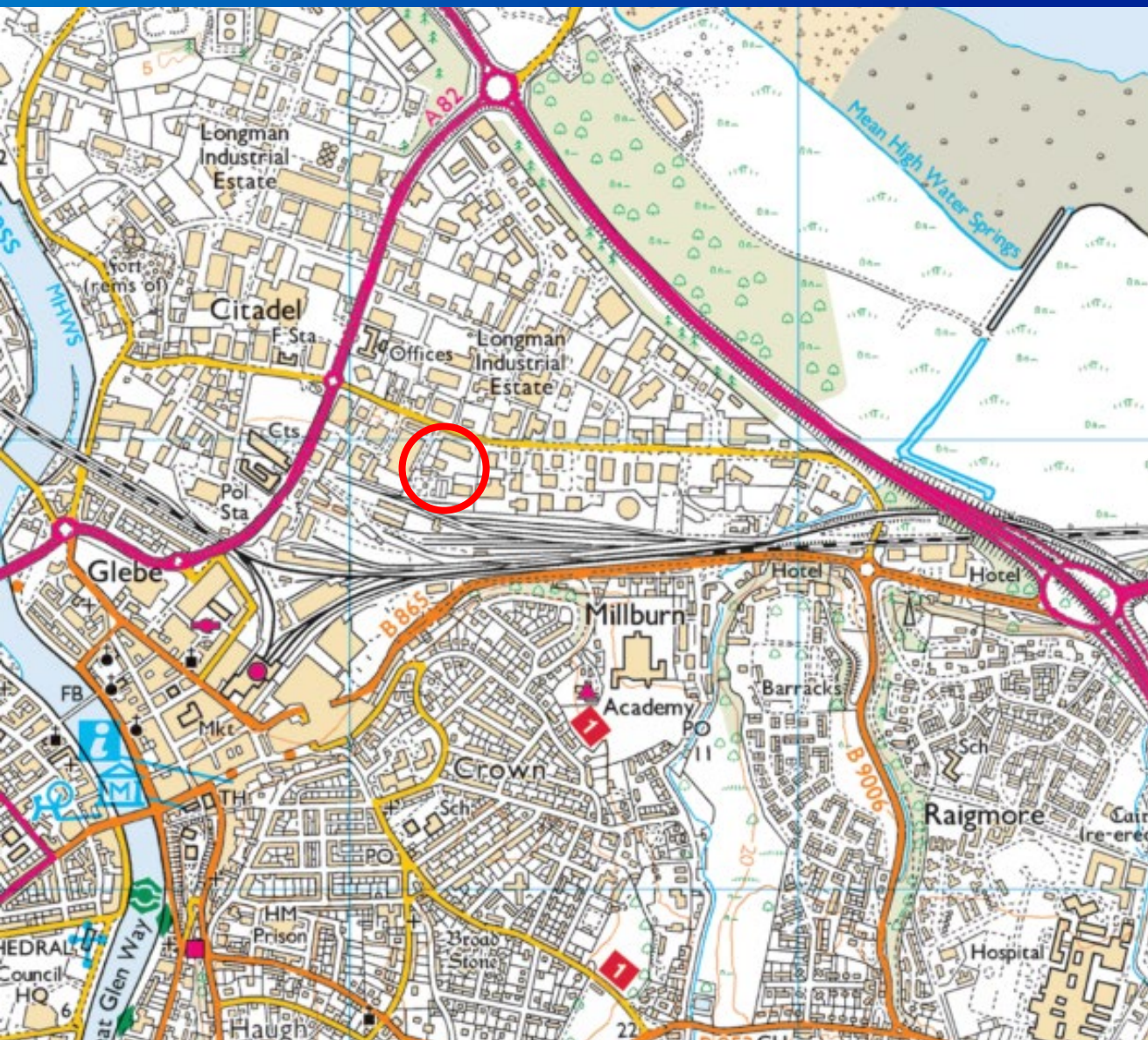


VIRTUAL TOUR

OFFICES, 33 HARBOUR ROAD, INVERNESS, IV1 1UA

Contact: Linda Cameron | linda.cameron@shepherd.co.uk | 07789 004260
Reece Henderson | r.henderson@shepherd.co.uk | 07880 474810
www.shepherd.co.uk





LOCATION

Inverness is the commercial, administrative and business centre for the Highlands and Islands of Scotland, Inverness enjoys excellent transport links via the main A9 trunk road leading both north and south and benefits from daily rail and bus services. Aberdeen is approx. 104 miles to the southeast and Edinburgh and Glasgow are 157 miles to the south and 170 miles to the southwest, respectively.

Harbour road is a prime location within the coveted Longman Industrial Estate, which is the principal trading estate in Inverness. It is home to various car showrooms, bulky goods retailers, trade counter units and other light industrial operators. 33 Harbour Road occupies a very prominent site and enjoys extensive roadside frontage.

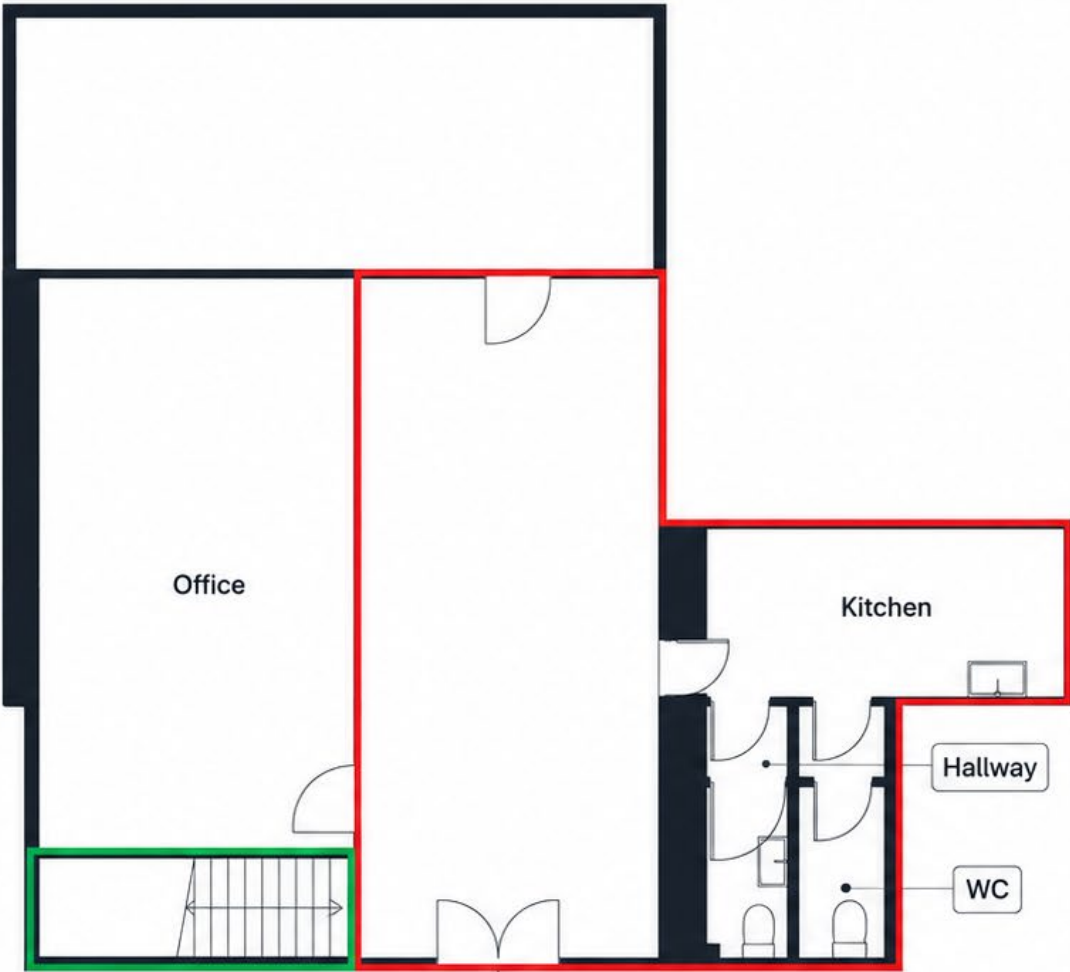
Neighbouring properties consist of a mix of commercial uses, with occupiers including Pepe's, Sharon Leon Carpets, Pampered Pets, Subway and Birkenshaw Distributors.

DESCRIPTION

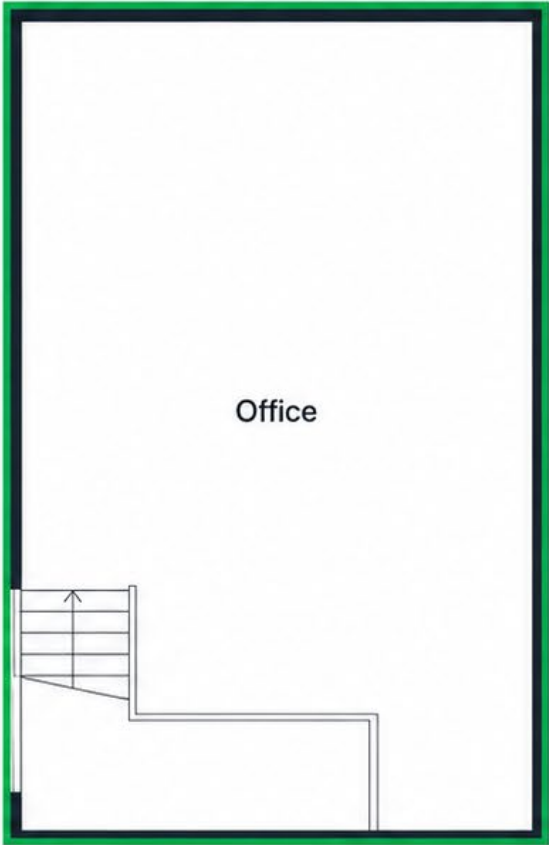
The property comprises a first-floor office within a wider multi-occupied building. The open plan office space can be easily configured to suit an incoming occupier's business space requirements. Access to the office is provided via a shared entrance on the ground floor with a staircase leading to the first floor. Shared welfare facilities comprising a kitchen/tea prep area along with male and female toilets will be provided.

The office specification includes plasterboard walls and ceiling fitted with fluorescent surface mounted lighting. Large aluminium framed double glazed rooflight windows provide a good levels of natural light. The floor comprises a mix of vinly and carpetted flooring covering. Wall mounted electric panel heaters are fitted throughout. On-site car parking is provided.





Ground Floor



First Floor

- Shared Areas
- Sole use





FLOOR AREAS

The approximate Net Internal Area is as follows:-

Accommodation	m ²	ft ²
First Floor Office	38.37	413
Total:	38.37	413

RATEABLE VALUE

The property will require to be reassessed for rating purposes on occupation by a new tenant.

EPC

A copy of the EPC Certificate and the Recommendations Report can be provided on request.

SERVICES

The subjects benefit from mains supplies of water, electricity, gas and drainage.

PLANNING

Class 4 (Business) in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Please contact the marketing agents to discuss any proposals.

LEASE

The subjects are available "To Let" on an all-inclusive basis. Rent on application.

ENTRY

Early entry is available, subject to conclusion of missives.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction. The tenant will be responsible for LBTT, Registration Dues and any VAT thereon.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: SEPTEMBER 2026

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Linda Cameron

linda.cameron@shepherd.co.uk



Reece Henderson

r.henderson@shepherd.co.uk

Shepherd Chartered Surveyors

Hazel House,
Stoneyfield Business Park
Inverness, IV2 7PA
t: 01463 712239

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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