

TO LET

SELF-CONTAINED
FIRST FLOOR OFFICE SUITE

PRIME LOCATION WITHIN THE
LONGMAN INDUSTRIAL ESTATE

FLEXIBLE LAYOUT WITH MEETING
ROOM AND THREE OFFICES

NET INTERNAL AREA:
76.86 M² (827 FT²)

PRIVATE PARKING FOR
FOUR VEHICLES

QUALIFIES FOR 100% RATES RELIEF

EARLY ENTRY AVAILABLE

SUITABLE FOR VARIOUS USES, STP

RENT £12,000 PER ANNUM



WHAT 3 WORDS



VIRTUAL TOUR

FIRST FLOOR OFFICE, 4A SEAFIELD ROAD, INVERNESS, IV1 1SG

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LOCATION

Inverness is the administrative and commercial capital of the Highlands, situated on the Moray Firth approximately 160 miles north of Edinburgh and 100 miles north-west of Aberdeen. The city serves as the principal business and retail centre for the wider Highland region and offers a comprehensive range of amenities and services.

Inverness benefits from excellent transport links via the A9 and A96 trunk roads, together with rail connections and Inverness Airport.

The subjects are situated on Seafield Road, which links Longman Road (A82) with Harbour Road, within an established commercial area. The location provides convenient access to the surrounding road network and the city's amenities. The ground floor of the building is occupied by Enterprise Rent-A-Car.

DESCRIPTION

The subjects comprise a self-contained first-floor office suite within a two-storey building of conventional construction, finished externally in roughcast beneath a shallow pitched roof.

Access is via a pedestrian entrance on the side elevation, opening onto a staircase leading to the first-floor accommodation. Internally, the suite provides a flexible layout comprising a meeting room, three office areas, kitchen, WC and store. The accommodation benefits from good natural daylight and is suitable for a range of office and commercial uses, subject to any necessary consents.

Private parking is provided to the front of the property for approximately four vehicles, equating to one space per 207 sq ft of office accommodation.

FLOOR AREA

The Net Internal Area extends to approximately:-

Ref.	M ²	FT ²
First Floor	76.86	827



RATEABLE VALUE

Offices – NAV/RV £9,100.

Eligible occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme. Interested parties should confirm their eligibility with Highland Council.

PLANNING

The premises benefit from Class 4 (Business) use under the Use Classes Order. The subjects may suit a range of alternative commercial uses, subject to any necessary planning consent. Please contact the sole letting agents to discuss any proposals.

EPC

EPC rating to be confirmed.

A copy of the EPC and Recommendation Report is available upon request.

SERVICE CHARGE

The occupier will be responsible for a share of the costs associated with maintaining and repairing the common parts of the building. Further information is available from the sole letting agents.

LEASE TERMS

The subjects are available to let on flexible lease terms at a rental of £12,000 per annum, exclusive of VAT.

ENTRY

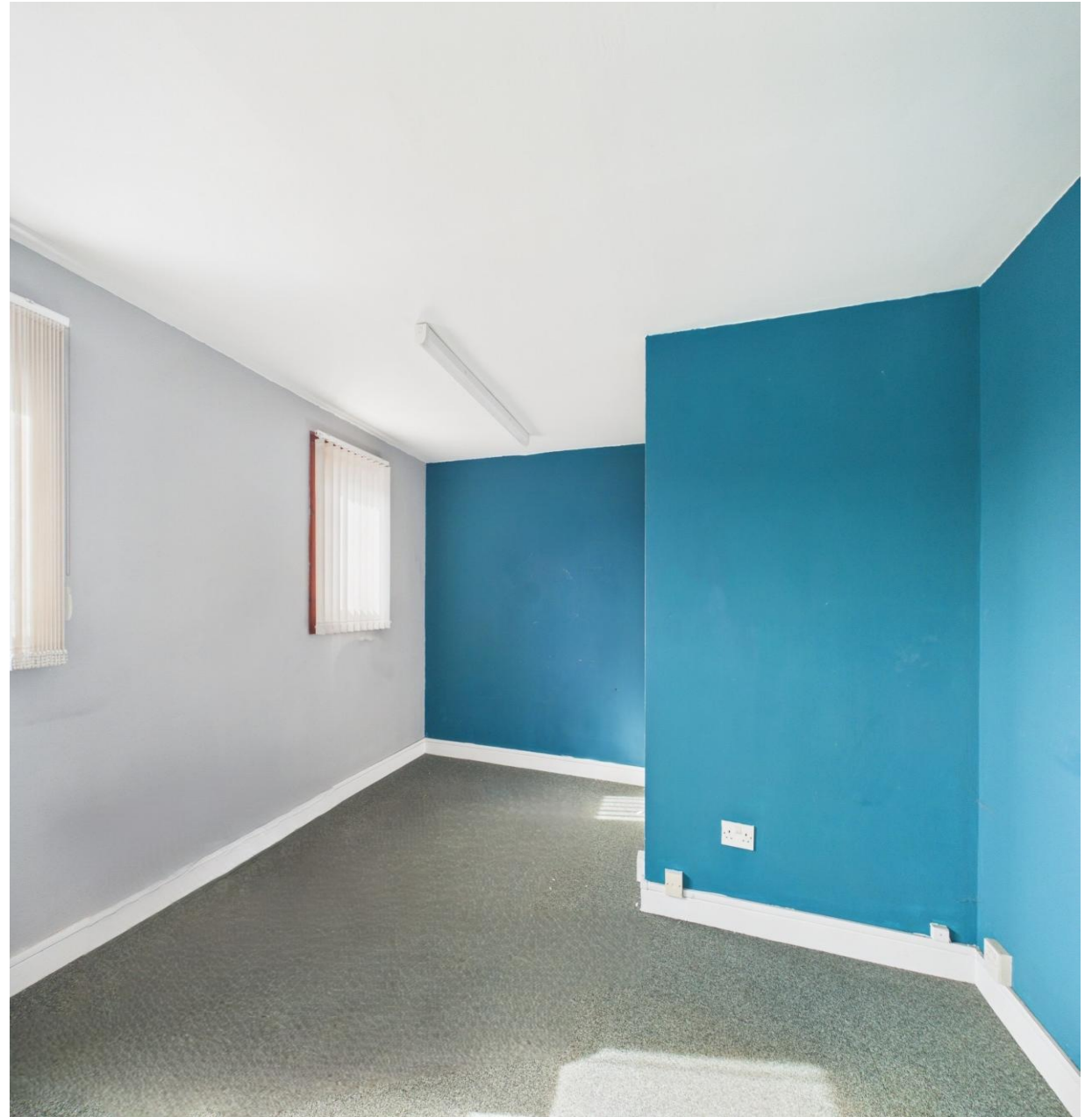
Early entry is available, subject to conclusion of missives.

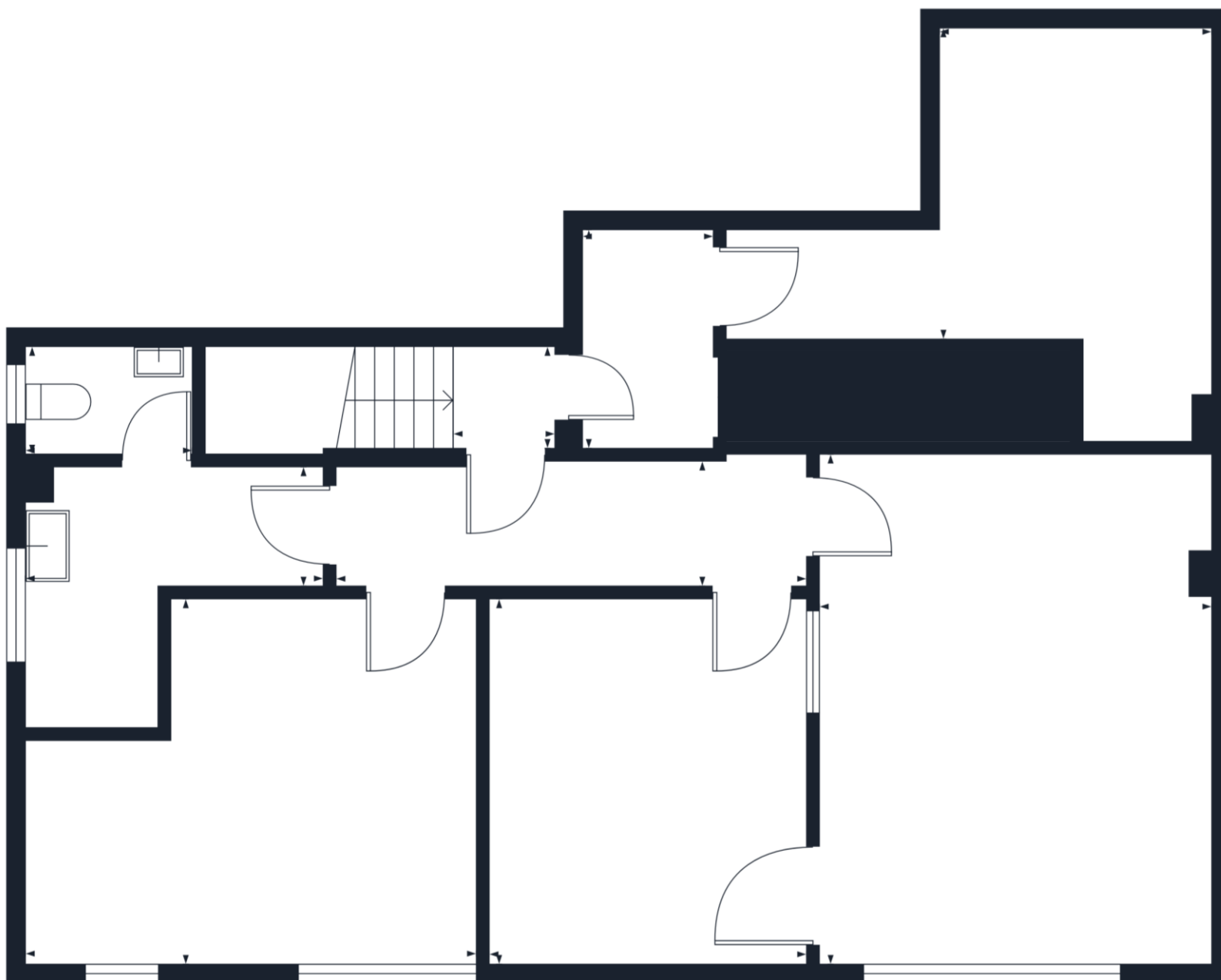
LEGAL COSTS

Each party will be responsible for their own legal costs. The tenant will be responsible for any LBTT and registration dues, where applicable.

VAT

Where applicable, VAT will be added at the prevailing rate.







Get in Touch

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



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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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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: October 2026

