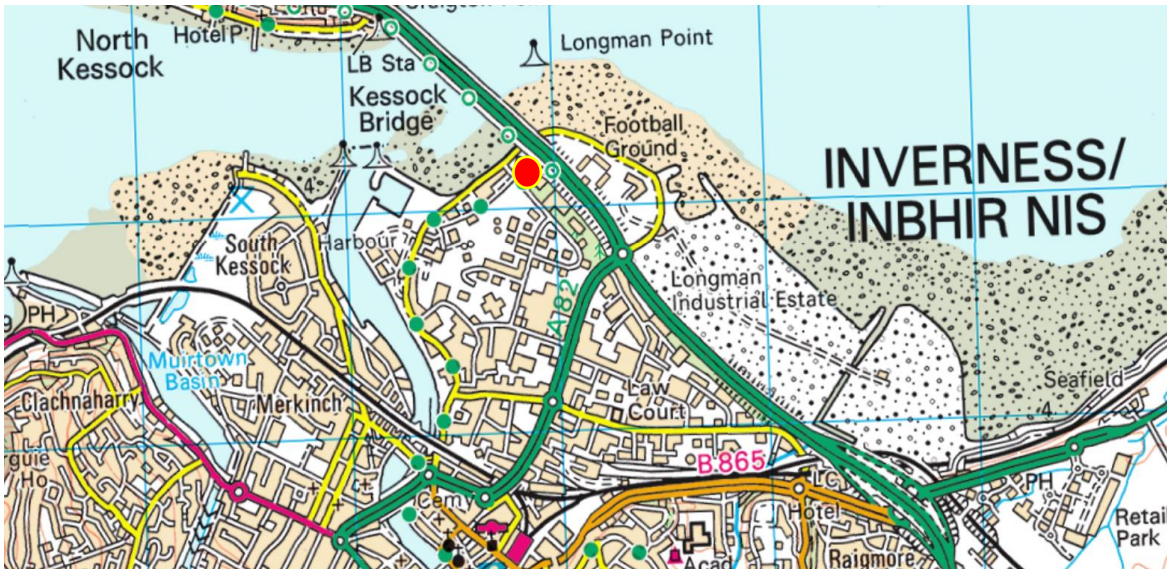


AVISON YOUNG

Industrial Unit To Let

45-47 Henderson Drive,
Longman Industrial Estate,
Inverness, IV1 1TR

- 18,000 sq ft Industrial unit
- Located in Inverness' premier industrial location
- Roller shutter door access
- Separate office building
- Generous private yard & dedicated car park



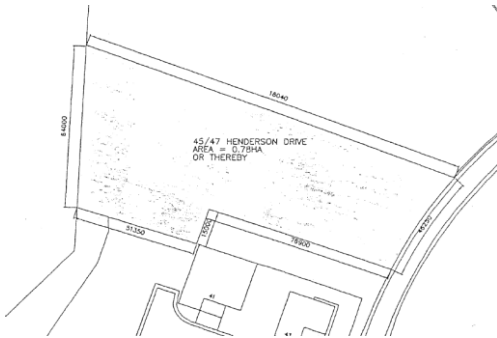
To Let

45-47 Henderson Drive, Longman Industrial Estate, Inverness, IV1 1TR

Location

45-47 Henderson Drive is located within the Longman Industrial Estate, Inverness' premier industrial destination close to the iconic Kessock Bridge/A9 trunk road north to Thurso & Wick, and south to Perth and the Central Belt. There is easy access also to the A96 to Aberdeen and A82 to Fort William.

The subjects are located within a busy section of the estate where Portacabin, Euro Car Parts, Amco Giffen and Bear UK are located.



Description

The subjects comprise a detached steel portal frame industrial unit and a separate standalone office building.

The Industrial unit extends to some 16,500 sq ft and the office building extends to some 1,500 sq ft.

The walls are a mix of masonry and insulated profile metal sheet construction under a pitched roof overclad with insulated profile metal sheets with translucent panels.

There are four vehicle entrance roller doors on the front elevation (4m high x 3.6m wide) & one to the rear.

The total site area including the building footprint extends to approximately 1.93 acres (0.78 hectares). This includes a clear concrete yard to the front of the industrial unit of approximately 0.7 acres (0.28 acres).

The site has security perimeter fencing bounding the entire site.

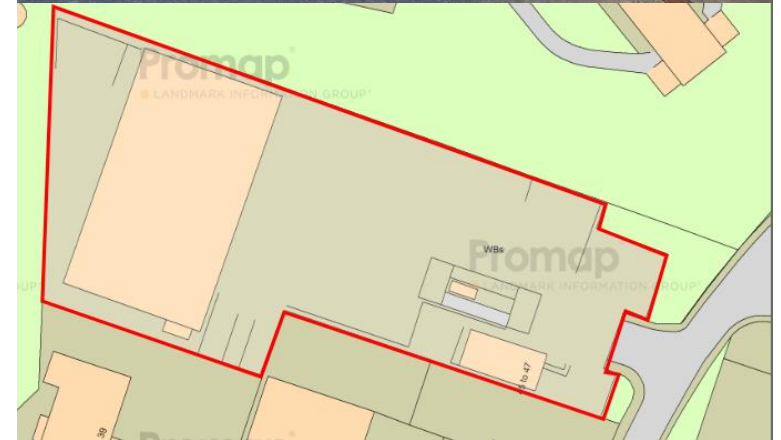
Accommodation	Sq ft
Industrial Unit	16,500
Offices	1,500

Rateable Value

According to the Scottish Assessors Association website the property has a current rateable value of £156,000.

Terms

The unit is currently leased until 15 February 2044, with a Tenant break option in February 2034. The subjects are available by way of a sublease or assignation.



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

To find out more,
scan the QR code



Energy Performance

The property has an EPC Rating of G (131).

VAT

All prices quoted are exclusive of VAT.

Waste Management License

The property benefits from a waste Management license. Further information is available on request.

Legal Costs

Each party will be responsible for paying their own legal costs incurred in this transaction.

For further information or to arrange a viewing, please contact:

Andrew Morrison

+44 (0)7984 632 594

Andrew.Morrison@avisonyoung.com

Peter Fraser

+44 (0)07702 759 149

Peter.Fraser@avisonyoung.com



Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Date of publication: October 2023

**AVISON
YOUNG**

avisonyoung.co.uk