

## 7/8 Clayton Court Invergordon Workshop/Store For Lease



**Detached Workshop Unit with Yard**  
**254 Sq M (2,740 Sq Ft)**



Morrich

Professional

Particulars

## 7/8 Clayton Court Invergordon IV18 0SB Workshop/Store For Lease

### SITUATION

The subjects are conveniently located within the Castle Avenue Industrial Estate and close to Invergordon town centre and Port. Nearby occupiers include DK Universe, MB Plant Hire and the Morrigh House Business Centre. With a population of 4,000 approx, Invergordon benefits from a skilled labour force and wide range of thriving businesses based around the deep water port, busy industrial estates and town centre. The main regional centre of Inverness is approximately 25 miles distant.

### DESCRIPTION

The subjects comprise a detached unit of modern masonry construction under a pitched insulated profile metal roof. The internal layout is suitable for general business purposes. Specification includes 2 roller vehicle access doors suspended tile ceiling grid to one half, floor drainage to one half and double glazing.

The unit benefits from private parking and a fenced yard.

### ACCOMMODATION

Main Workshop Areas  
Office  
Toilets  
Cleaners Area  
Kitchen Area

Gross Internal Area: 254 sq m (2,740 sq ft)

Exclusive enclosed yards to either side  
Exclusive tar surfaced parking to the front  
Large tar surfaced common yard area to the front.

### SERVICES

The property is connected to main supplies of water and 3 phase electricity, with drainage to the main sewer. The unit is pre-ducted for a warm air distribution system.

### USE

The subjects have most recently been used for a trade counter, stores and workshop purpose.

### RATES

The property Rateable Value is £11,400 making it eligible for 100% relief from rates under the terms of the Small Business Bonus Scheme.

### LEASE TERMS

Negotiable standard full repairing & insuring (FRI) terms with 3 or 5 yearly rent reviews.

### RENT

Offers of £18,000 pa are invited. Vat is not currently charged on this unit.

### ENTRY

Early occupation is available.

### VIEWING

Viewing arrangements may be made by contacting;

**Roy Munro on 01349 854455 or 07986 332527**

These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending tenants should not rely on these particulars, but satisfy themselves by inspection of the subjects. These particulars are not intended to, nor shall they form part of any legal, enforceable contract.