

TO LET

INDUSTRIAL / TRADE COUNTER

STANDALONE BUILDING

LOCATED WITHIN PRIME
LONGMAN INDUSTRIAL ESTATE

EXTENDS TO 3,668 FT²

MAY SUB-DIVIDE
SPACE OPTIONS FROM 1,488 FT²

ON-SITE CAR PARKING
EXTERNAL STORAGE AREA

EASY CONNECTION TO
A82, A96 & A9 TRUNK ROADS

RENT: £49,500 PER ANNUM



WHAT 3 WORDS



GOOGLE MAPS

14 SEAFIELD ROAD, INVERNESS, IV1 1SG

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LOCATION

Inverness is the principal commercial, administrative, business and tourism centre for the Highlands and Islands of Scotland. The city serves a substantial regional catchment and has a broad range of commercial, retail, educational and leisure facilities.

Inverness benefits from strong road connections. The A9 provides the main route north and south, while the A96 connects the city with Aberdeen and the A82 runs southwest towards Fort William and Glasgow. Aberdeen is approximately 104 miles from Inverness, Edinburgh approximately 157 miles and Glasgow approximately 170 miles.

Inverness railway station provides services to destinations across the Highlands and to Aberdeen, Perth, Edinburgh and Glasgow. The Caledonian Sleeper also provides a service to London. The city is served by local and long-distance bus services, while Inverness Airport offers flights to a range of UK destinations. UHI Inverness is based at Inverness Campus on the eastern side of the city.

The Longman Industrial Estate is an established location for businesses serving both Inverness and the wider Highland region. Its proximity to the city centre and the principal trunk roads makes it accessible to customers, staff and delivery vehicles. The estate accommodates a mix of industrial units, warehouses, trade counters and offices, with businesses ranging from local operators to national companies. Seafield Road forms part of this wider commercial area and provides a convenient position for occupiers requiring access across the city and beyond.

The subjects are situated on Seafield Road, which connects Longman Road with Harbour Road and provides convenient access to the A82, with onward connections to the A9 and A96.

The property is accessed from a spur road directly off Seafield Road. The surrounding area accommodates a range of industrial, trade counter and business occupiers, including R&I Cruden Ltd, ADL Nature, G&A Barnie Building Services Ltd, Insight Systems Ltd, Speedy Plant Hire, Stevenswood Doors & Windows and Highland Industrial Supplies Ltd.



DESCRIPTION

The subjects comprise a standalone industrial building of steel portal frame construction, with part concrete block walls and external profile metal cladding beneath a pitched, metal sheet clad roof.

The building is currently subdivided by a full-height concrete block wall to form two separate areas, with a pedestrian door linking them. Each area has a glazed entrance section incorporating pedestrian access doors. The floors are of solid concrete construction, and the eaves height is approximately 5.7 metres, rising to approximately 6.5 metres at the apex.

Both areas benefit from electrically operated roller shutter doors, each providing a clear opening of approximately 3.00 metres wide by 4.5 metres high.

Externally, the site is broadly level, regular in shape and surfaced in concrete. Car parking is provided to the north of the building, with an unfenced compound area adjoining the eastern gable.

The property is currently occupied and contains the tenant's internal fit-out. The existing tenant is to remove this fit-out and undertake dilapidations works before vacating, reinstating the property to good and tenantable condition.

FLOOR AREAS

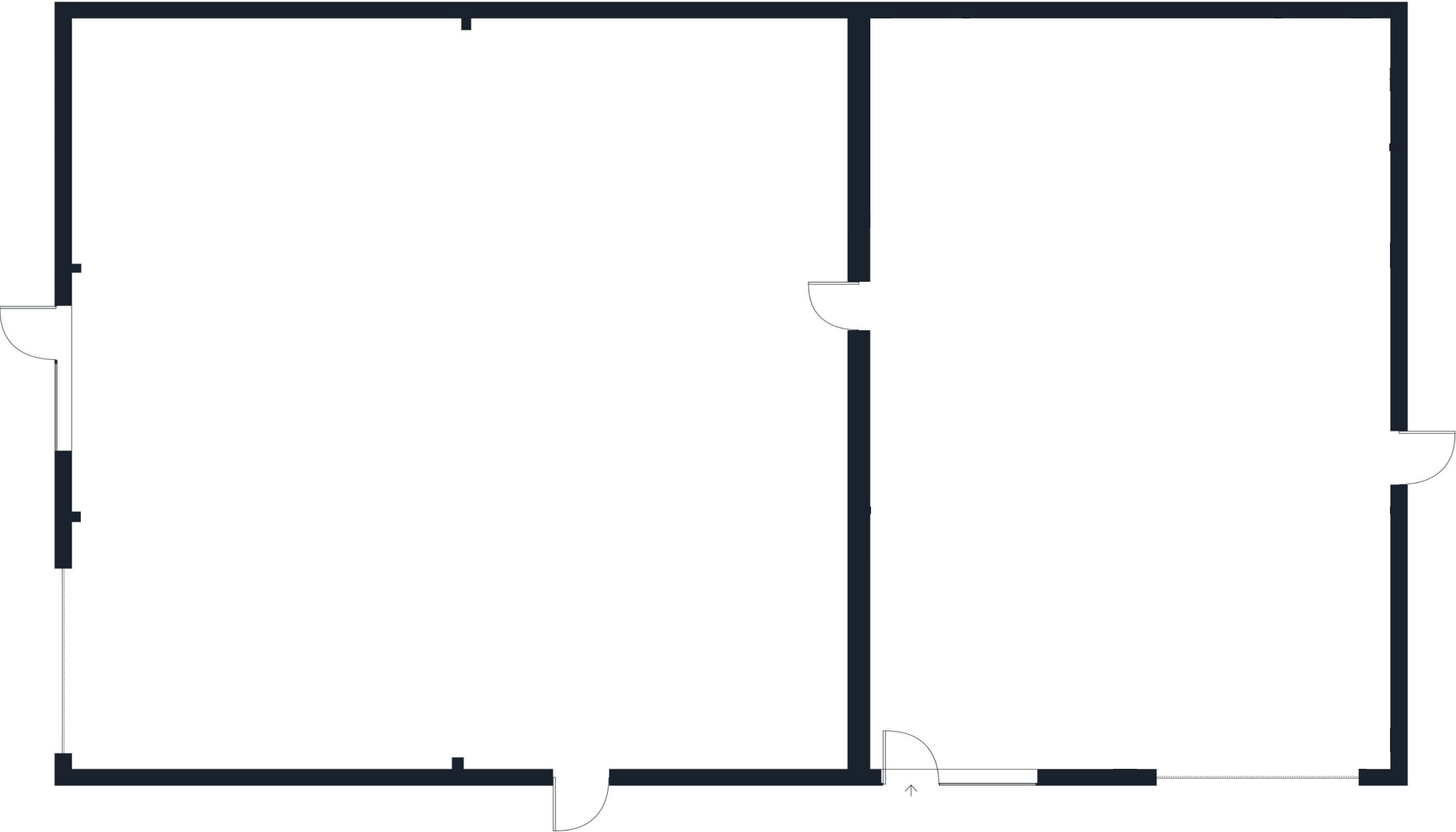
The property has a gross internal area of approximately 343 sq m (3,688 sq ft).

Our client's preference is to lease the subjects as a single unit, although the building could be let as two individual self-contained units.

The areas of the individual units are set out below:-

Accommodation	m ²	ft ²
Unit 1	202.56	2,180
Unit 2	138.28	1,488
Total:	340.84	3,668







RATEABLE VALUE

The property is currently entered in the Assessor's Valuation Roll as a single subject with a Net Annual Value and Rateable Value of £43,250. If the building is let as two separate units, each unit will require a separate rating assessment.

PLANNING

We understand that the property benefits from consent for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution) uses under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property may be suitable for other uses, subject to any necessary planning consent. Interested parties should discuss their proposals with the marketing agent and make their own enquiries of the planning authority.

EPC

The Energy Performance Certificate is available on request.

SERVICES

Mains connections to water, electricity, gas and drainage.

LEASE

The property is available to let as a whole on full repairing and insuring terms for a period to be agreed. The quoting rent is £49,500 per annum, exclusive of VAT.

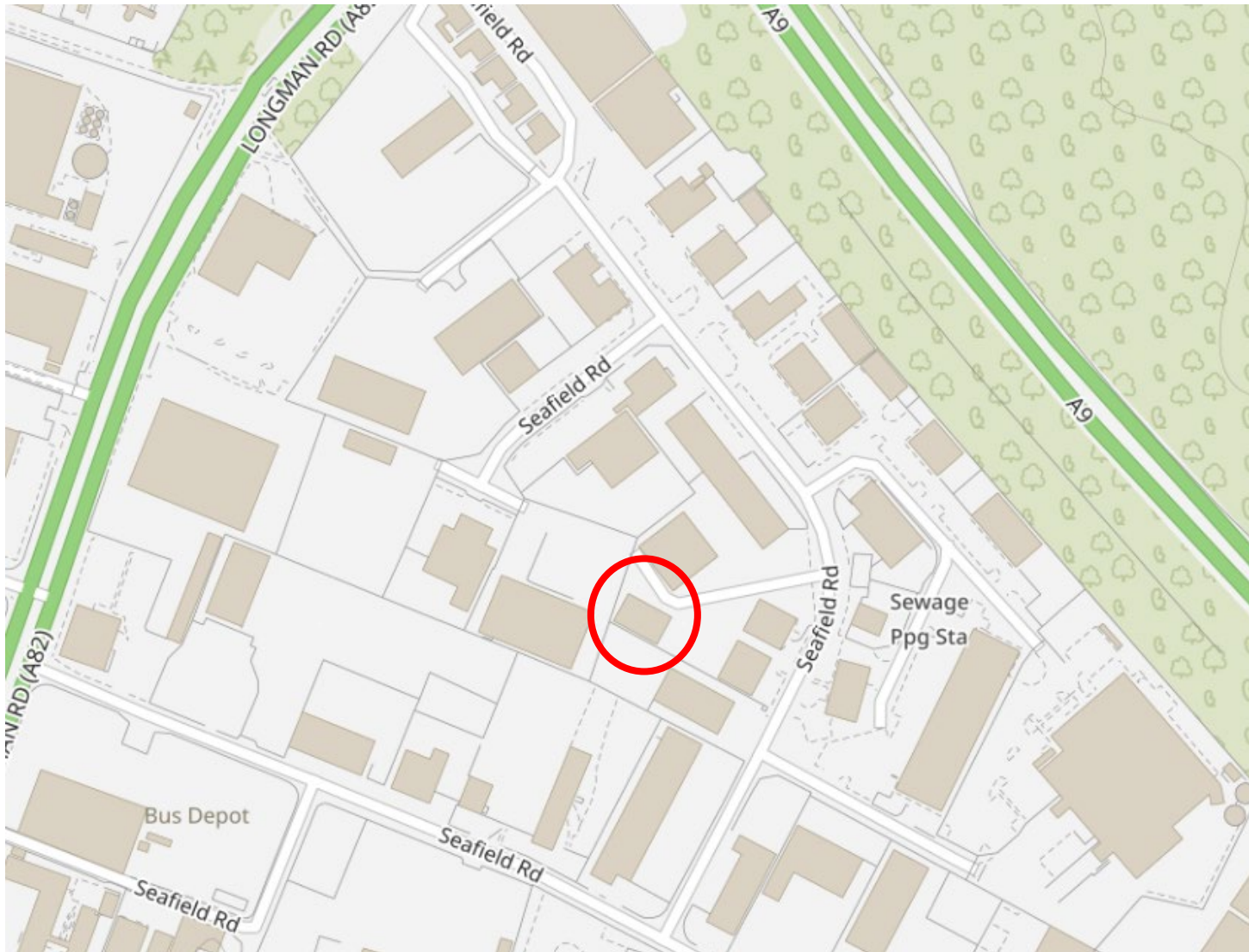
The property may also be let as two separate units. Please contact the sole marketing agent for individual quoting rents.

VAT

The property has been opted to tax and VAT will be payable on the rent.

LEGAL COSTS

Each party will be responsible for its own legal costs. The tenant will be responsible for any LBTT and registration dues payable in connection with the lease, together with VAT where applicable.



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

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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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