

TO LET

SHOWROOM/OFFICE

GROUND FLOOR PREMISES

PRIME LONGMAN LOCATION

EXTENDS TO 3,820 FT²

MAY SUB-DIVIDE
SPACE OPTIONS FROM 784 FT²

ON-SITE CAR PARKING

EASY CONNECTION TO
MAIN ROAD NETWORK

SUITABLE FOR VARIOUS USES
AVAILABLE FROM OCTOBER 2026

RENT ON APPLICATION



WHAT 3 WORDS

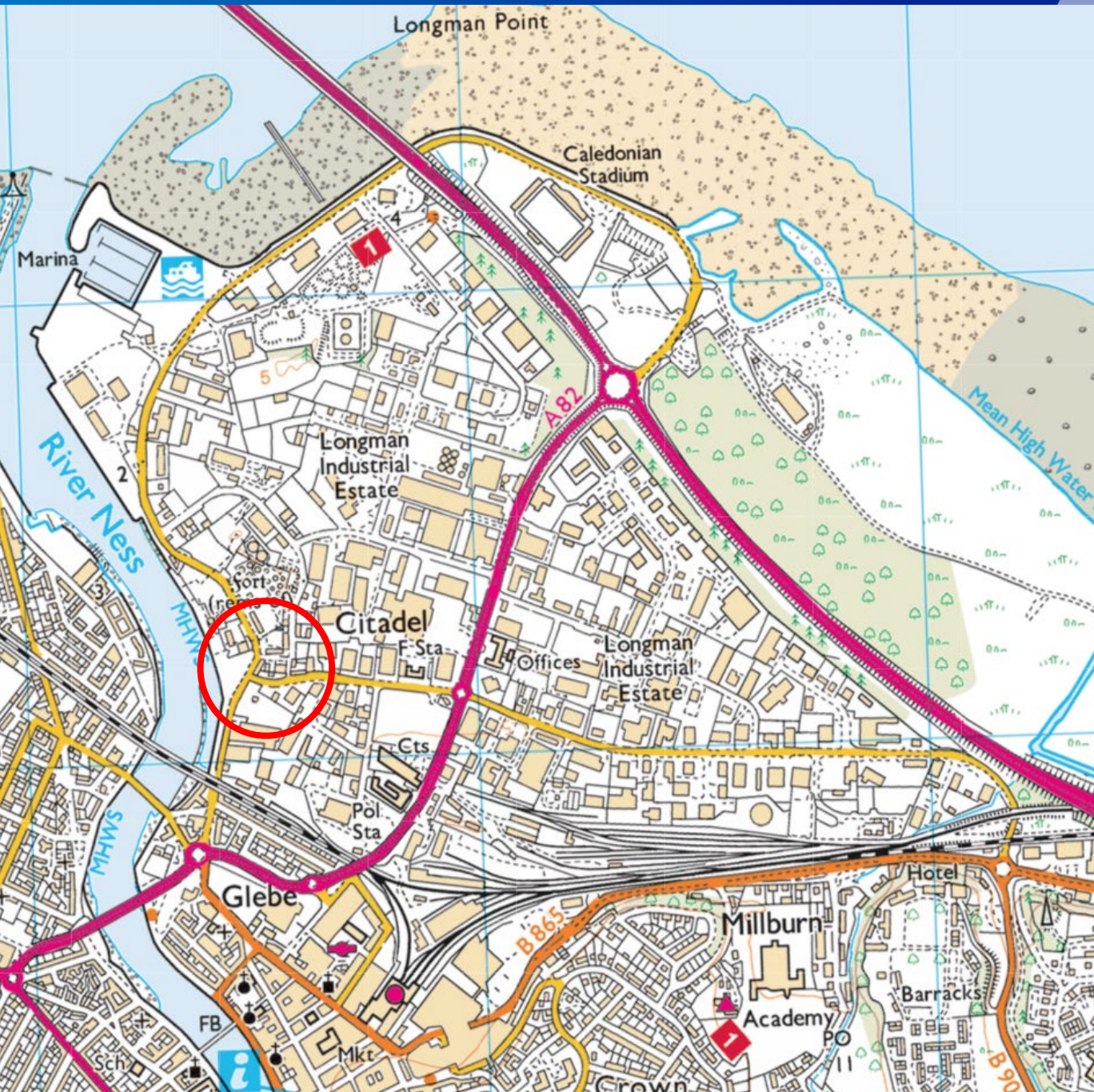


VIDEO TOUR

SHOWROOM/OFFICE, 1 CROMWELL ROAD, INVERNESS, IV1 1SX

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LOCATION

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 approximately 104 miles to the south east, whilst Edinburgh and Glasgow are approximately 157 miles and 170 miles to the south respectively.

The subjects are located on Cromwell Road at its junction with Lotland Place within the Longman Industrial Estate, which is regarded as the prime business and industrial location of Inverness. Nearby occupiers include ASG Commercial, Aluinn Aesthetics, VU Games Ltd, ICR Solutions, Edge Catering Scotland and Grants (Dufftown) Ltd.

DESCRIPTION

Ground floor showroom/office unit set within a wider mixed-use development. The subjects form part of a modern single storey and attic building of masonry construction under a pitched roof clad in profile sheeting. The first floor provides two separate units currently occupied as an office and an aesthetics clinic.

The subjects are accessed via a common entrance hall. The accommodation comprises a mix of showroom space together with offices, additional workspaces and stores, plus staff facilities including a kitchen, disabled WC and separate male and female toilets. There is also a secondary external entrance positioned towards the eastern elevation of the building. The current internal layout has been configured by the existing tenant and their fit-out can be removed, if required by the landlord, to provide more open plan accommodation.

The internal specification includes suspended ceilings with integrated fluorescent lighting. Heating is provided by wall-mounted electric heaters. Hot water is provided via an insulated storage tank with an immersion heater. The windows are of double-glazed timber casement pattern. Floor coverings comprise a mix of vinyl and carpet. There is an intruder alarm system.

The property benefits from ample on-site car parking.



FLOOR AREA

The approximate gross internal area is as follows:-

Accommodation	M ²	FT ²
Ground Floor	354.85	3,820

The subjects are available as a whole or could be sub-divided to provide smaller self-contained units with shared facilities. Please discuss your requirements with the marketing agent.

SERVICE CHARGE

A service charge budget is in place to cover the upkeep of the common areas of the building and wider site - details are available on request.

PLANNING

The subjects are currently used as showroom and office premises. Other uses may be permissible subject to compatibility within the building and securing the appropriate planning use consent.

RATEABLE VALUE

NAV/RV: £39,750. A new occupier has six months from the date of entry to appeal the Rateable Value.

EPC

EPC Rating: "C". The Certificate and Recommendations Report are available on request.

LEASE TERMS

The property is available To Let on flexible Lease terms for a period to be agreed. Rent on Application.

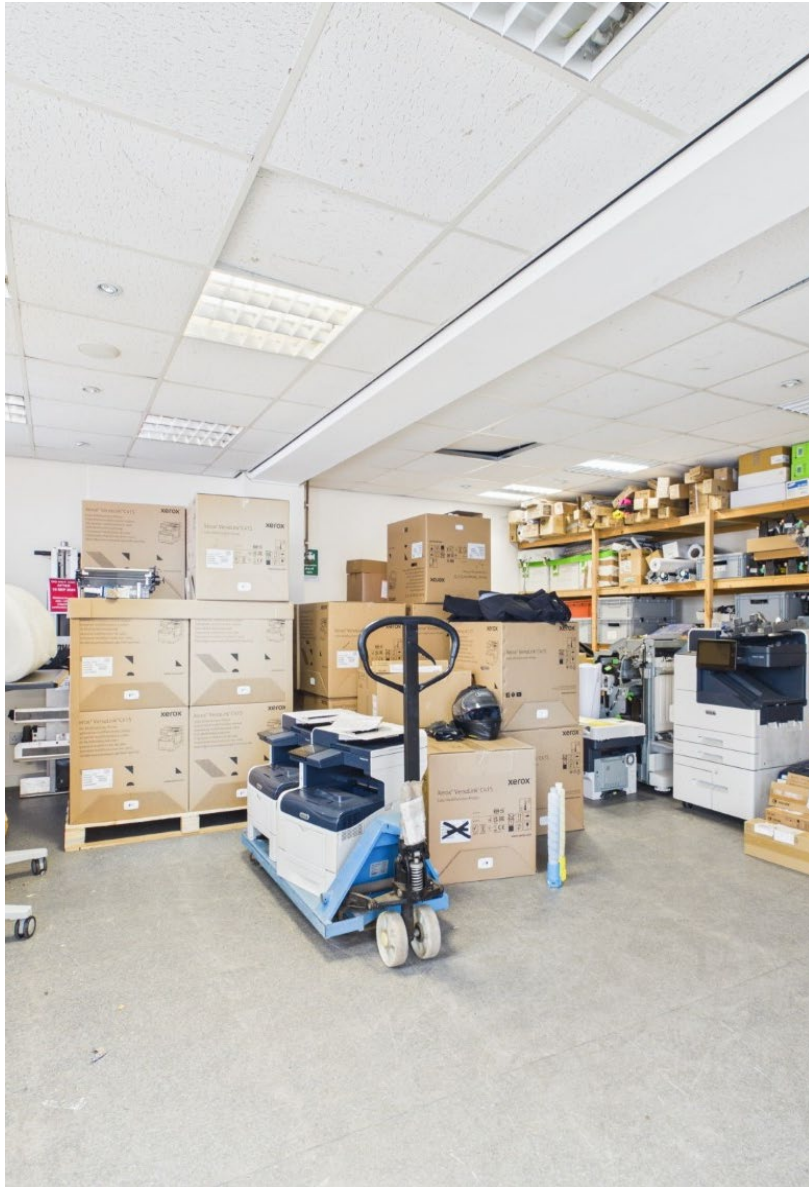
ENTRY

The property is available from October 2026.

LEGAL COSTS & VAT

Each Party will be responsible for their own legal costs incurred in any transaction. In the normal manner, the incoming tenant will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to the rental.









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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