

TO LET

WAREHOUSE / WORKSHOP

**GRAHAM
SIBBALD**



**Unit 3, 5-9 Burnett Road,
Longman Industrial Estate,
Inverness, Highland, IV1 1TF.**

- Total GIA: 238.38 sq.m / 2,566 sq.ft or thereby.
- New Full Repairing and Insuring lease available
- Rental : £25,000pa + VAT
- Situated on the popular Longman Industrial Trading Estate

LOCATION

The property is situated close to the junction of Burnett Road and Walker Road which is part of the popular Longman Industrial trading estate accessed off Harbour Road. The surrounding occupiers are a mix of local, regional and national occupiers. The Longman Industrial Estate offers excellent links to the trunk road network including the A9 to the north and south as well as A96 to the east.

DESCRIPTION

The property is part of a larger terraced block comprising a single storey end unit of concrete block construction.

ACCOMMODATION

The Gross Internal Area (G.I.A.) of the unit is 238.38 sq.m / 2,566 sq.ft or thereby.

SERVICES

The unit is understood to have mains water, electricity and drainage to the public sewer.

PLANNING

It is assumed the property would be suitable for purposes falling under Use Class 4, 5 & 6.

RENTAL

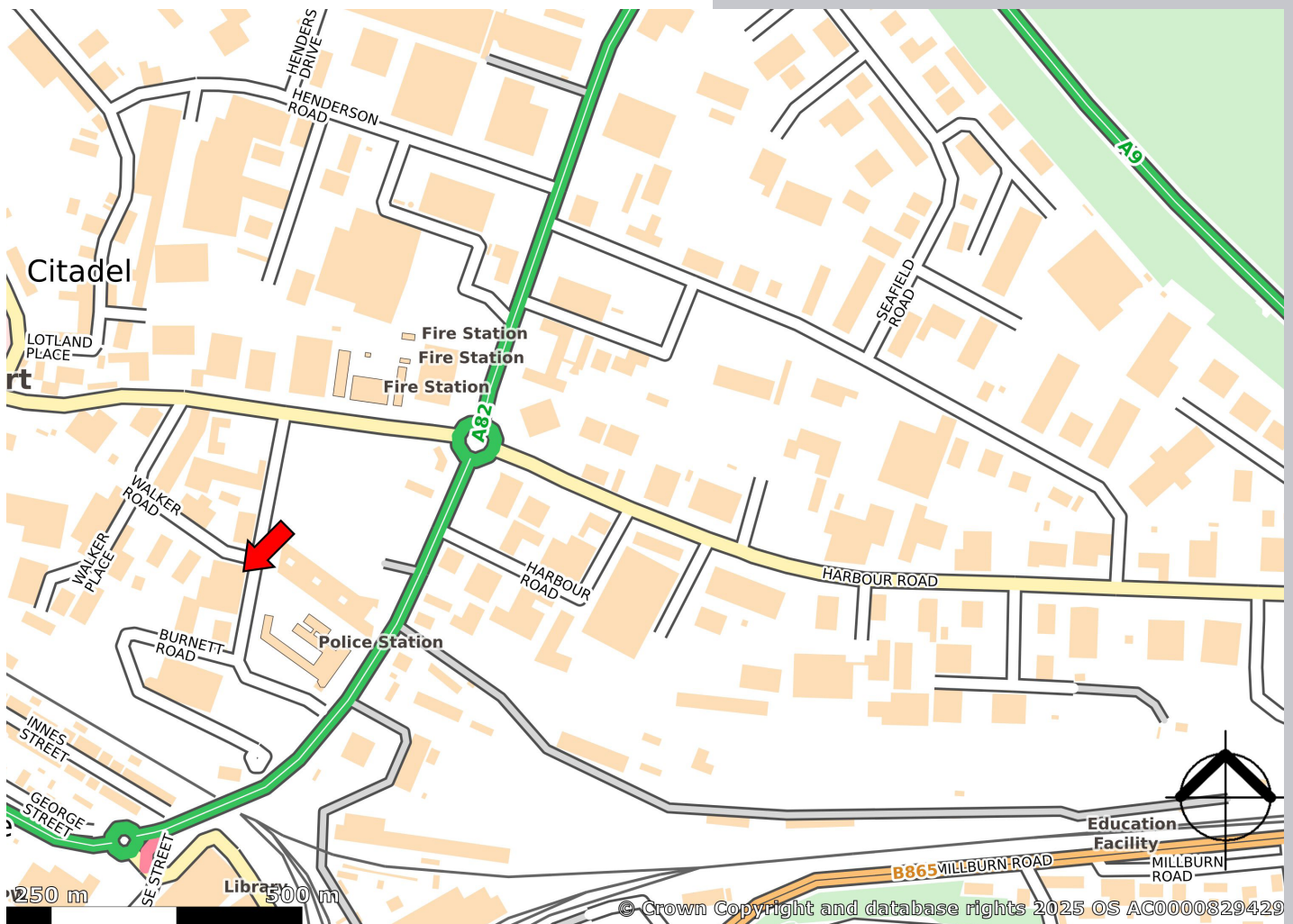
£25,000 per annum plus VAT payable quarterly in advance.

RATEABLE VALUE

The Rateable Value for the unit is £11,000.

Please note, this figure will be reassessed.

Eligible occupiers may benefit from up to 100% rates relief under the Small Business Bonus scheme. Further details regarding eligibility can be obtained from the local authority





LEASE TERMS

The subjects are available on the basis of a new full repairing and insuring lease for a minimum period of 5 years.

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs. Should LBTT or registration dues be applicable the purchaser will be liable.

Any rents quoted are exclusive of VAT.

EPC

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VIEWING

Graham + Sibbald
4 Ardross Street
Inverness
IV3 5NN

To arrange a viewing please contact:



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Director

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ANNA MASSIE

Graduate Surveyor

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: January 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.