

TO LET

3 NO. COMMERCIAL UNITS

UNITS 1, 2 & 3, KILLEARNAN, MUIR OF ORD, IV6 7RT



KEY HIGHLIGHTS

- Situated in strategic position close to the A9
- Modern, well specified commercial units
- Units from 2,212 sq ft up to 6,636 sq ft
- Immediate Entry Available
- Mix of Hard Standing and Hardcore Site
- Can be let on an individual or combined basis

SAVILLS
Elm House
Inverness, IV2 5GH
01463 215120

[savills.co.uk](https://www.savills.co.uk)

savills



LOCATION

The subjects are located at Killearnan on the A832 one mile from the Tore roundabout and 9 miles north of Inverness via the A9 to Tore. The subjects, whilst situated in a rural location benefits from easy access to Tore roundabout which serves as a critical junction on connecting the A9 trunk road to the North, South, and West of Scotland.

It functions as a key intersection on where traffic from the A9 (north/south), A835 (northwest), and A832 (west) all meet. The subjects are accessed via a single track road off the A832 adjacent to the Fettes Sawmill.

DESCRIPTION

The premises comprise a new build standalone terraced warehouse building. These recently completed warehouses, which are configured as a terrace of 3 self-contained units, are rectangular in shape and comprises a fully insulated profile metal clad building benefiting from a concrete screed floor and translucent roof panels.

There is Phase 3 power and LED lighting throughout. Each unit has a pedestrian door and electric roller shutter door (4.36 m wide / 4.2m high). The working eaves height is between 4.25m and 6.5m. There is a water and waste connection in place.

DESCRIPTION - CONT

The subjects benefit from a dedicated yard of hard standing and an additional area of hardcore surfacing. The yard is able to be extended by the landlord to accommodate any incoming tenants requirements. The costs of which would be reflected in the agreed rent. The current site benefits from secure fencing and a security gate.

There is a fully modernised cottage premises which could be leased to any interested party as part of the wider warehouse letting.

USE

Currently benefits from Agricultural use. A recent change of use application has been submitted to Highland Council for a wider use class. Further information on request.

RATEABLE VALUE

The subjects will require to be assessed for Rating purposes.



ACCOMMODATION

We calculate that the property extends to the following approximate floor areas:

Floor	Sq Ft	Sq M
Unit 1	2,212	205.5
Unit 2	2,212	205.5
Unit 3	2,212	205.5
Total	6,636	616.50

LEASE TERMS

The property is available on a full repairing and insuring lease for a minimum period of 5-years. A lease will be considered over all three units or on a combined basis. Rent is on application.

SERVICES

The property is connected to mains supplies of water and electricity. There is a septic tank. Any incoming tenant would need to install their own sanitary ware.

VIEWINGS / CONTACTS

For further information please contact:

Sandy Rennie

07483 674 270

sandy.rennie@savills.com

LEGAL COSTS

Each part will be responsible for bearing their own legal costs. The incoming tenant will also be responsible for any LBTT, registration dues and VAT thereon.

EPC

The building as an EPC Rating of "B".

VAT

The building is elected for VAT, which will be payable on the rent and service charge.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 12.05.2026

savills