

TO LET

UNIT 17A, DALCROSS INDUSTRIAL ESTATE, DALCROSS



Key Highlights

- Modern, semi-detached commercial warehouse with associated yard area
- Available from March 2027
- 474.06 sq m / 5102 sq ft Warehouse
- Shared entranceway with opportunity for larger exclusive yard to the rear.

SAVILLS
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LOCATION

The property is located within the well-established Dalcross Industrial Estate, which lies immediately adjacent to Inverness Airport, approximately 9 miles east of Inverness city centre. The estate benefits from excellent connectivity, with direct access from the A96 trunk road, the main route linking Inverness and Aberdeen.

The nearby Inverness Airport continues to experience growth in passenger numbers, offering regular flights to major UK destinations including London Gatwick, Heathrow, Luton, and Bristol, as well as a range of seasonal and chartered services to European destinations

DESCRIPTION

The property comprises a semi-detached, relatively modern, warehouse unit incorporating a small office and welfare accommodation.

Externally, the unit benefits from access to a shared yard area and a small exclusive dedicated storage area. There is scope for a larger dedicated yard (0.28 acres) at the rear of the subjects. Further information on request.

The building is of steel portal frame construction with profile metal cladding to the external elevations. The warehouse is served by a roller shutter door whilst the working eaves extend to approximately 5.2 metres

DESCRIPTION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) to provide the following Gross Internal Areas:

Floor	Sq Ft	Sq M
Warehouse	5102	474.06
Total *	5102	474.06

LEASE TERMS

The premises are available for lease on tenant full repairing and insuring terms for a minimum period of five years.

Any lease period in excess of five years will be subject to five yearly rent reviews. The permitted use is for Class 4, 5 & 6 of The Town & Country Planning (Use Classes) (Scotland) Order 1997.

Any tenant will require to satisfy themselves that the proposed use falls within permitted use class.

RENT

Full details are on request.

ENTRY

Vacant Possession will be available from March 2027.

SERVICES

The premises will be connected to mains electricity and water supplies with drainage being to the public sewer. Heating will be provided via an Air Source Heat Pump.

EPC

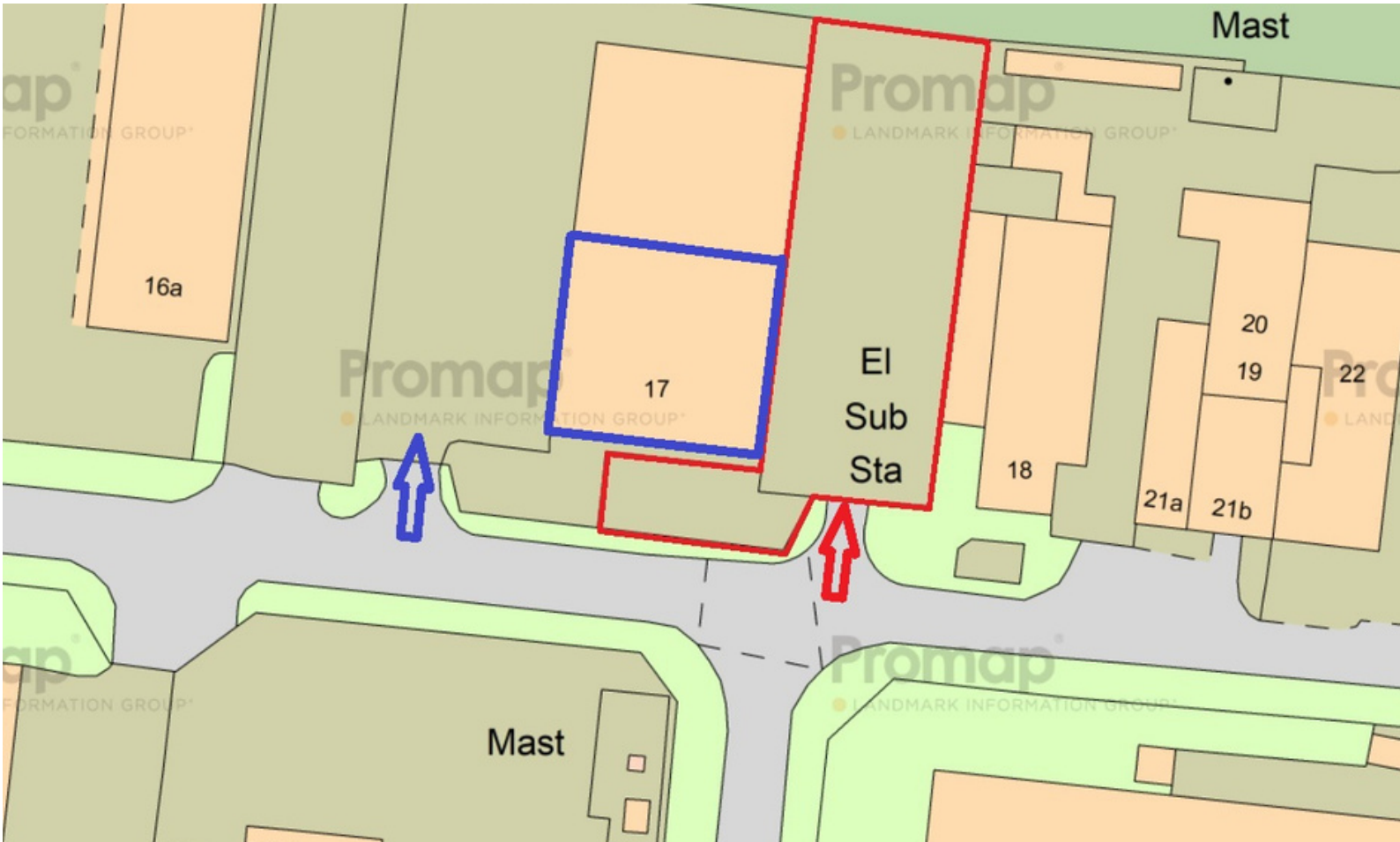
EPC RATING - "E"

VAT

VAT will be payable at the standard rate on all monies due.

RATEABLE VALUE

£33,500



ADDITIONAL YARD

The subject unit is marked in blue above with the shared access shown. There is scope for an additional yard area (marked in red) which is secure and separately accessed. This additional area is part serviced and extends to 0.28 acres or thereby.

LEGAL COSTS

Each party will bear their own legal costs incurred in documenting any transaction. The incoming occupier will be responsible for any LBTT and Registration Dues applicable.

VIEWINGS/CONTACTS

Please contact the sole agent to discuss your interest further or to arrange a viewing. All offers should be submitted in writing to marketing agent.

AML

To satisfy HMRC and RICS guidance, Savills are required to undertake AML diligence on a purchaser or tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and we will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

CONTACTS

For further information please contact:

**Sandy Rennie
Savills**

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