



AVAILABLE JANUARY 2020

TO LET

PROMINENT INDUSTRIAL PREMISES WITH SECURE YARD

16,401 SQ FT (1,523.75 SQ M)
OPPORTUNITY FOR SUB-DIVISION

8 Seafield Road
Inverness, IV1 1SG

galbraithgroup.com
0131 240 6960



AERIAL KEY

1. B&Q
2. Volvo
3. Wickes
4. SIG Insulation
5. Stagecoach
6. Tiso
7. BT
8. Peugeot
9. BMW
10. Speedy Hire
11. Brakes
12. dfs
13. Pipe Center
14. Thornbridge
15. FIAT

LOCATION

Inverness is the administrative and commercial centre for the Highlands and Islands. The city is one of the fastest growing cities in Europe with a current population of 65,000. It has the largest geographical shopping catchment area in the UK, spanning 10,000 sq miles with a primary catchment population of 301,000.

The subjects are located on Seafield Road within Longman Industrial Estate, which is situated approximately 1 mile to the north east of the city centre and is the city's most central and established business and commercial location. The site is highly prominent on Seafield Road which itself offers excellent communication links to the trunk road network including the A9 north and south, the A82 west and the A96 east.

Surrounding uses are a mix of trade counter, showroom, retail, motor-trade and industrial. Neighbouring occupiers include Speedy Hire, Pipe Center, Brakes, Stagecoach, Mercedes and Topps Tiles.

CONNECTIVITY

Inverness is located approximately 104 miles west of Aberdeen, 158 miles north-west of Edinburgh and 169 miles north of Glasgow. The city is served by three trunk roads - the A9, A82 and A96 - which connect it to Edinburgh and Glasgow to the south, Aberdeen to the east, Caithness to the north and Fort William to the west.

The city is well served by public transport and has direct rail links to Aberdeen, Edinburgh, Glasgow and Perth. Inverness Airport is located 9 miles to the east of the city centre and has regular flights to airports across the UK and the Islands to the north and west of Scotland.

The Scottish Government has committed to a £3 billion infrastructure project which involves the upgrading of 80 miles of single carriageway along the A9 between Perth and Inverness by 2025.

DESCRIPTION

The subject property comprises a detached steel portal frame warehouse under a profile metal sheet pitched roof fronting onto Seafield Road. The property benefits from the following specification;

- 5.6m eaves height rising to 9.3m at the apex
- Commercial access to the premises via two roller shutter doors
- Large secure yard with demised staff / customer car parking
- Attractive two storey office accommodation
- WCs and kitchen facilities

The configuration of the property lends itself to being multi-let and our client would consider an approach on this basis.

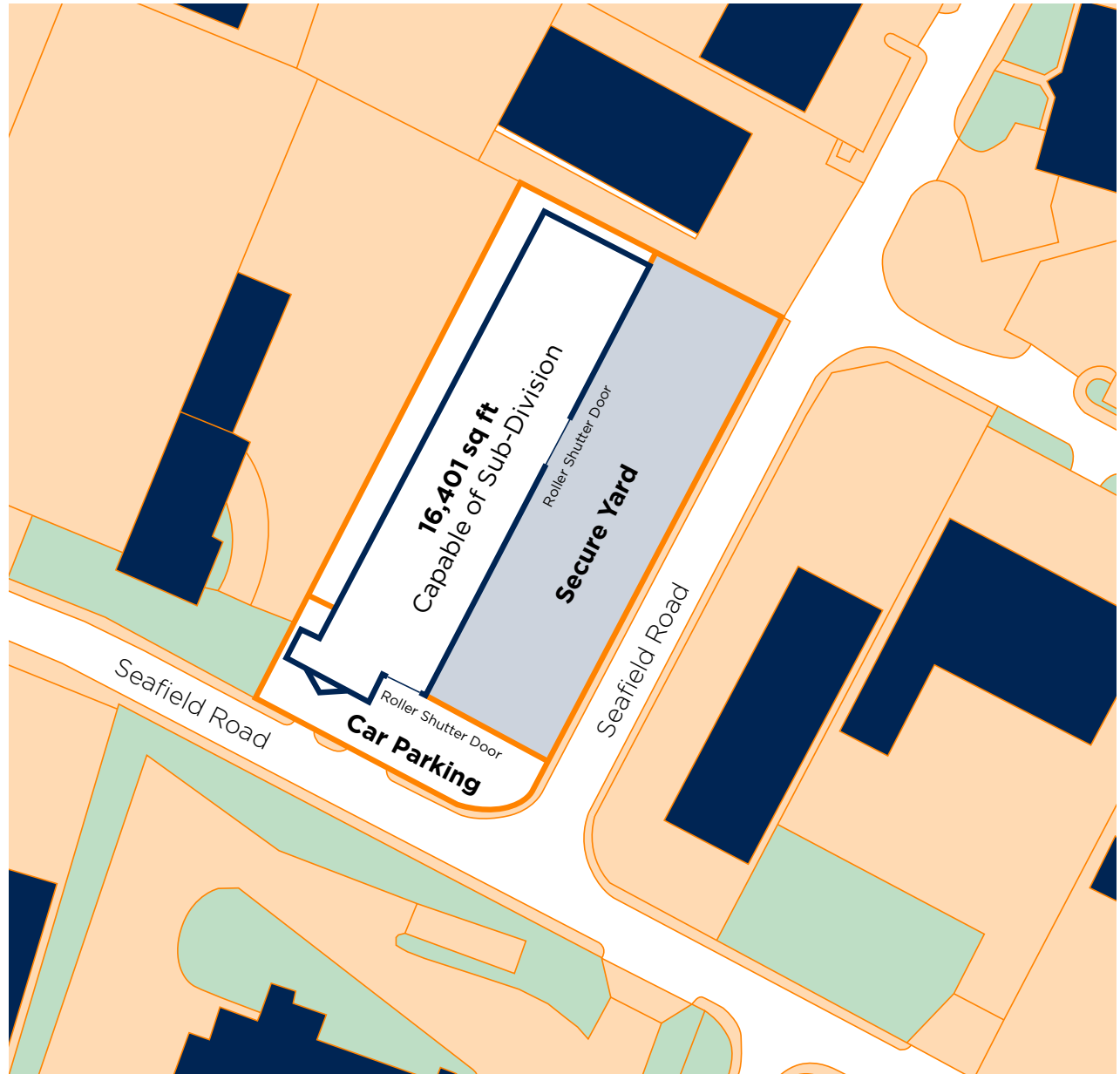
ACCOMMODATION

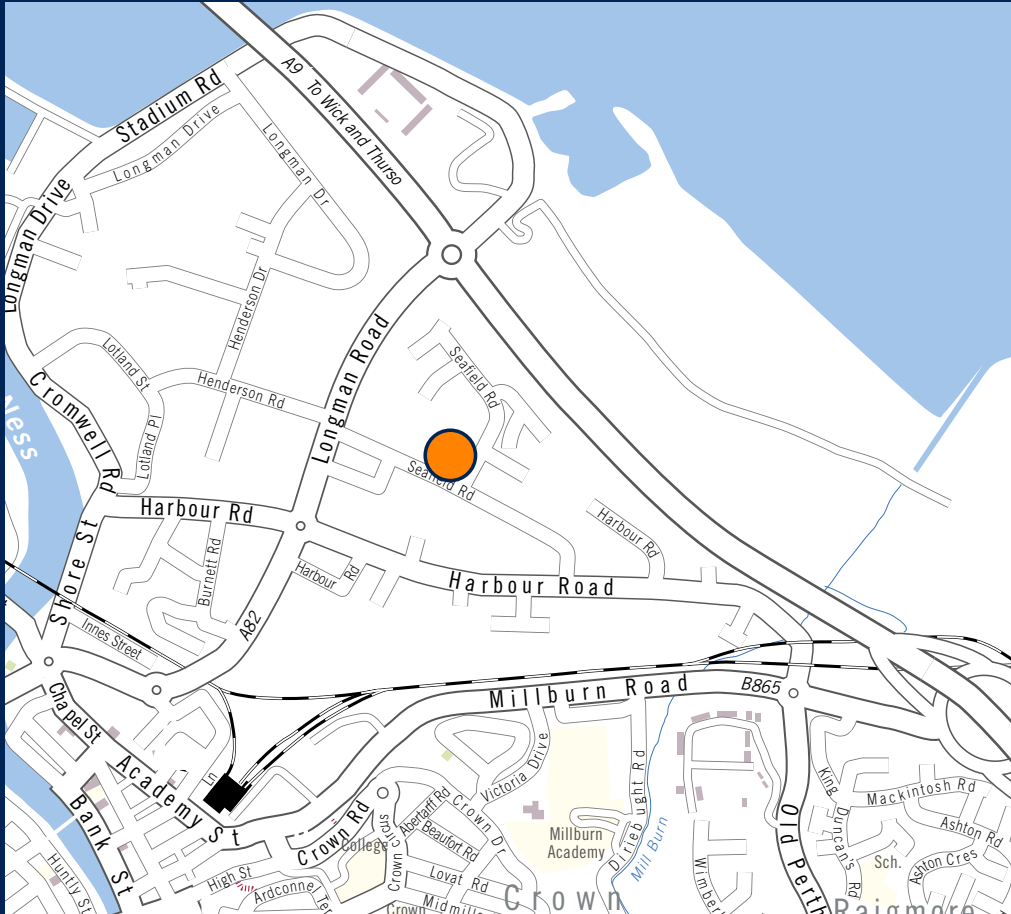
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we estimate the following Gross Internal Areas:

ACCOMMODATION	SQ FT	SQ M
Warehouse	14,880	1382.38
Ground Floor Office	723	67.20
First Floor Office	798	74.18
Total	16,401	1,523.76

The secure enclosed yard extends to approximately 0.43 acres (0.17 Ha).

PLAN





LEASE TERMS

The subjects are available on a new full repairing and insuring lease for a period to be agreed.

RATEABLE VALUE

The premises will require to be assessed upon occupation.

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

Galbraith is a trading name of CKD Galbraith LLP registered in Scotland number S0300208 with registered address 59 George Street, Edinburgh, EH2 2JG

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LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant being responsible for the payments of Land & Building Transactions Tax, Registration Dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

EPC

The subjects have an EPC rating of D.

ENTRY

Available from January 2020.

FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

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