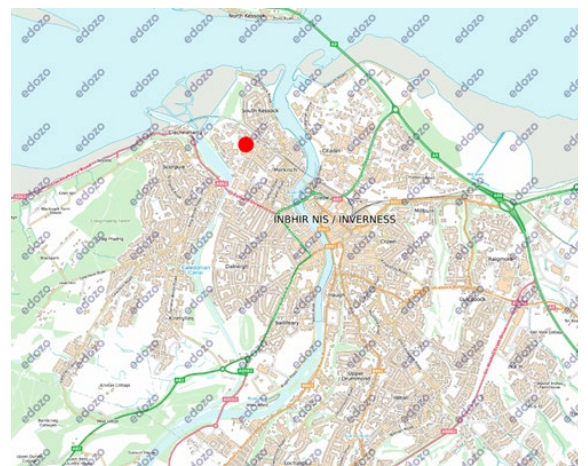
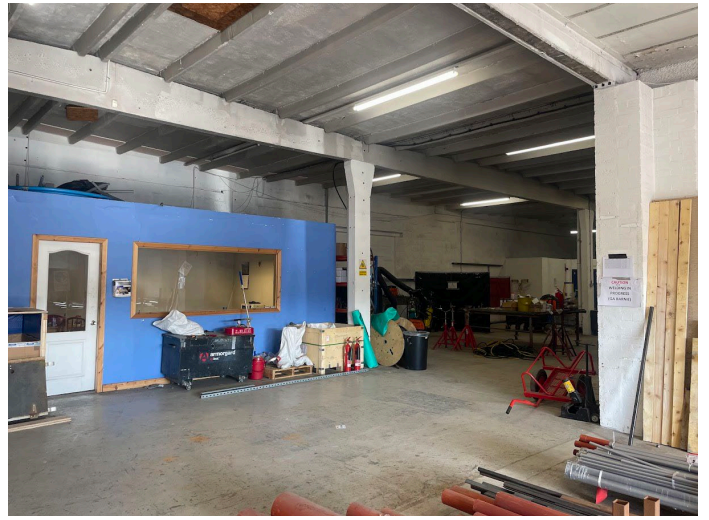




Unit 7A/8A, 3 Carsegate Road North, Carsegate Industrial Estate,  
Inverness, IV3 8DU

- Property extends to 638.5 sq. m / 6,872 sq. ft.
- Nearby occupiers include DPD and Caledonian Logistics.
- Flexible lease terms available.
- Rental: On Application'





### LOCATION

The premises are located within the Carse Industrial Estate, close to the Telford Retail Park. Carsegate Road North is an excellent location surrounded by both national and local operators such as DPD and Caledonian Logistics.

### DESCRIPTION

The property comprises a large industrial unit which forms part of a larger multi-let building. The subjects benefit from a shared yard area, secured by perimeter steel fencing.

### ACCOMMODATION

Access is gained from the communal yard. Internally the subjects benefit from an open plan industrial / storage accommodation, roller shutter door, concrete floor and shared W/C facilities.

The property extends on a GIA basis of 638.5 sq. m / 6, 872 sq. ft.

### VAT

It should be noted that all figures quoted will be subject to VAT.

### RENT

On Application.

### RATEABLE VALUE

Unit 7B - £12,000  
Unit 8A - £4,200

### SERVICE CHARGE

Further details upon application.

### LEGAL COSTS

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

### EPC

On Application.

To arrange a viewing please contact:



**Kenny McKenzie**

Associate

07803 896 963

Kenny.McKenzie@g-s.co.uk

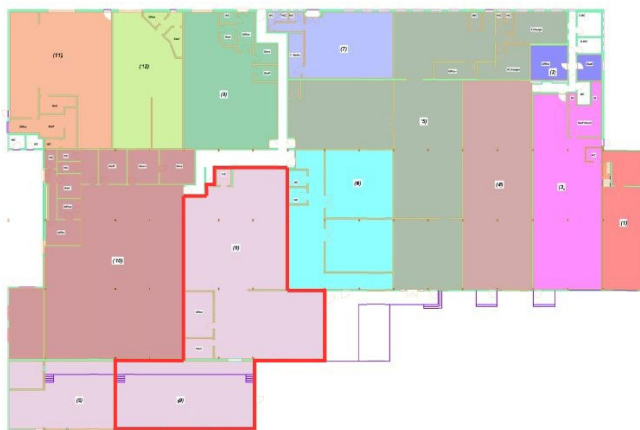


**Anna Massie**

Graduate Surveyor

07803 896938

Anna.Massie@g-s.co.uk



### 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. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2024