

10 River Drive

2.53 ACRE INDUSTRIAL COMPLEX

Teaninich Industrial Estate
Alness
IV17 0PG



Location

The property is located on south side of River Drive which forms part of Teaninich Industrial Estate – the principal industrial area serving the town of Alness. Alness is located around 22 miles north of Inverness and adjacent to the A9 trunk road.

The surrounding area is predominantly industrial in use with nearby occupiers including Aventus Energy, Northern Recycling Solutions, Alness Removals & Storage and Teaninich Distillery.

Description

The subjects comprise an industrial complex featuring a main workshop building, a secondary terrace of small units, a waste disposal facility together with ancillary buildings, car parking and yard area.

MAIN WORKSHOP

The workshop comprises a detached industrial unit of steel portal frame construction, incorporating insulated profile metal clad walls and a pitched insulated roof. The unit is configured to provide a main workshop area, annexe area plus offices / stores over ground and first floor levels.

The unit has an eaves height of 6 metres and benefits from a 5 tonne overhead gantry crane. Vehicular access is via a roller shutter door (H 4.60m, W 4.60m).

To the rear of the unit are various ancillary buildings / outhouses.

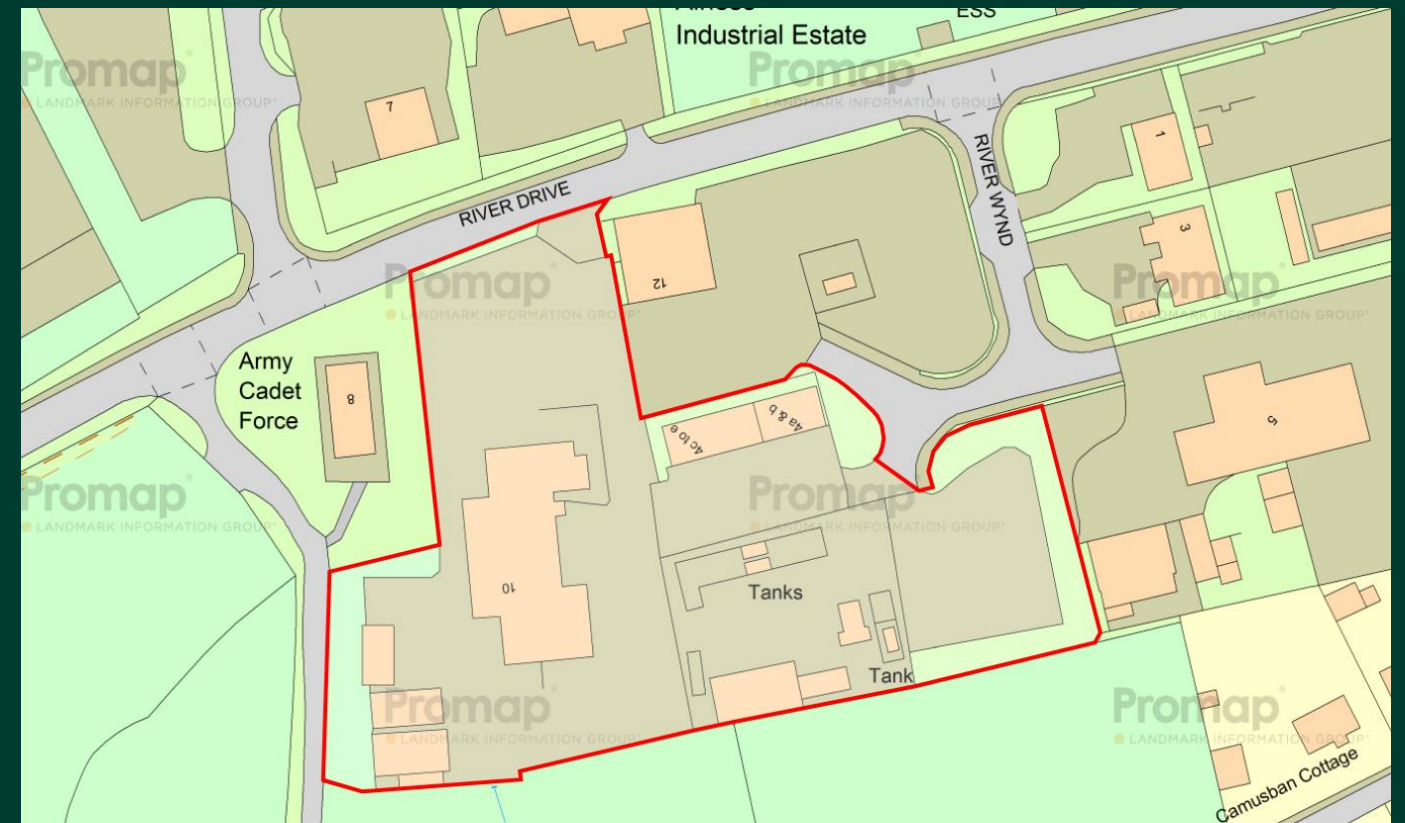
TERRACED UNITS

The units comprise of a single storey terrace of 5 units which are of rendered block construction under a pitched and timber framed tiled roof. All units have garage style access doors although several have been blocked off as internally they have been converted to office use.

WASTE DISPOSAL SITE

The subjects comprise a steel portal framed canopy incorporating dado block walls to 3 ft with the upper clad in single skin profile metal sheeting.

The unit has an eaves height of 5.20 metres.



Accommodation

The premises extend to the following approximate gross internal floor areas:

	Sq M	Sq Ft
MAIN WORKSHOP		
Office / Stores (Ground & First Floors)	165.00	1,776
Warehouse	704.96	7,588
TOTAL	869.96	9,364
TERRACED UNITS		
Warehouse (5. no)	221.62	2,385
WASTE TRANSFER BUILDING		
Canopy	140.08	1,508

The total site area is approximately 1.024 ha (2.53 acres) or thereby.

Price

£340,000

Rateable Value

£50,000 effective from 1 April 2017

VAT

All figures quoted are exclusive of VAT.



Main Workshop



Terraced Units

Energy Performance Certificate

Further information is available upon request.

Planning

We understand the subjects benefit from Class 5 (General Industrial) under the Town & Country Planning (Use Classes) (Scotland) Order 1997.

Any interested parties should make enquiries on planning matters directly with Highland Council Planning Department.

Date of Entry

The property is available for immediate occupation.

Closing Date

Our client reserves the right to set a closing date should they wish.

Parties should formally note their interest in the first instance via their appointed solicitors. All parties noting formal interests via their solicitor will be informed of any potential closing date in due course.

Anti Money Laundering Requirements

In accordance with both HMRC and RICS Guidance, we, as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, personal and or detailed financial and corporate information will be required prior to any transaction concluding.



Contact Us



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