



Unit 3, Carsegate Road North, Inverness, IV3 8DU

- Any ingoing tenant may benefit from 100% Business Rates Relief
- GIA: 243.09 sq.m / 2,616 sq.ft or thereby
- Rental: £21,000 per annum net of VAT
- Nearby occupiers include DPD and Caledonian Logistics.

The subjects comprise a terraced industrial unit of block construction surmounted by a pitched roof. The subjects benefit from a shared yard area, secured by perimeter steel fencing.



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.

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 accommodation may be summarised as follows —

Ground Floor:

Main Warehouse, An Office, Communal W/C facilities,

The total gross internal area extends to approximately 243.09 sq.m / 2,616 sq.ft.

| Floor | Sq M | Sq Ft |
|-------|--------|----------|
| Total | 243.29 | 2,618.77 |

RENT

£21,000 Per Annum

RATEABLE VALUE

The unit has a rateable value of £7,900. The property may benefit from 100% business rates relief under the small business bonus scheme. Further details on application to the marketing agent.

USE CLASS

Warehouse

VAT

All figures quoted are net of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. Should LBTT or Registration Dues be applicable the tenant/purchaser will be liable.

EPC

On application.

To arrange a viewing contact:



Kenny McKenzie

Associate

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Jack Sibbald

Student Surveyor

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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
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