

# TO LET

NEW BUILD  
INDUSTRIAL UNITS +  
OPEN STORAGE COMPOUNDS

5 No. New Units  
from: 1,107 ft<sup>2</sup> to 9,102 ft<sup>2</sup>  
Rent from £15,000 pa

5 No. Compounds  
from: 3,918 ft<sup>2</sup> to 22,130 ft<sup>2</sup>  
Rent from: £12,000 pa

On-Site Car Parking  
HGV Turning Circle  
CCTV  
2.4 m Site Security Fencing

Prime location within the  
Longman Industrial Estate

Easy access to all trunk road links

Ready for Occupation: Q3 2025



WHAT 3 WORDS



A DEVELOPMENT BY:

**Spey Valley**

HIRE CENTRE LIMITED

**NEW DEVELOPMENT, 17 LONGMAN DRIVE, INVERNESS, IV1 1SU**

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### LOCATION

Longman Drive lies within the popular Longman Industrial Estate and connects to Stadium Road, which links to the A9 trunk road via the Longman Roundabout leading south to Perth as well as north across the Kessock Bridge. The A96 Inverness to Aberdeen and A82 Inverness to Fort William trunk roads are also easily accessible. Inverness is the commercial, administrative and business centre for the Highlands and Islands of Scotland. Aberdeen is around 100 miles to the southeast whilst Edinburgh and Glasgow are 155 miles to the south and 170 miles to the southwest, respectively. Occupiers in the area include Bear Scotland, Scania, Euro Car Parts, Fedex, Booker Wholesale, Volvo Truck & Bus and Tarmac.

### DESCRIPTION

Upon completion, the development will comprise a terrace of 5 No. new build clear span commercial units of steel portal frame design with insulated profile metal sheet clad walls under pitched insulated metal sheet clad roofs incorporating rooflights. Each unit will have the benefit of a vehicle access roller door (circa 3m wide x 4m high) as well as a pedestrian door. The units will have an internal eaves height of approx. 6 metres and will include the installation of a toilet. The unit will be provided ready for an incoming tenant's own fit-out. Designated paver surfaced car parking bays including disabled bays will be provided to the front of each unit.

The development will also provide 5 No. secure compounds with 2.4m high Bason security perimeter fencing plus double access gates. The compounds will be provided surfaced with compacted hardcore suitable for a range of open storage uses and there will be scope to install modular buildings, if required. The compounds will be serviced with mains water, electricity and drainage. Movable buildings can be provided by the Landlord by agreement.

The main entrance to the site will include double entrance gates, which will provide easy vehicular access for larger vehicles and scope will be provided to accommodate a HGV turning circle. The perimeter of the overall site will be bounded by 2.4 metre Bason anti-climb security fencing. The site will have an external CCTV system.

The development is anticipated to be ready for occupation in Q2 2025.

**New Build Industrial Units & Secure Compounds**  
Longman Industrial Estate



FIND ON GOOGLE MAPS



### FLOOR/COMPOUND AREAS AND RENTS

Please see the approximate unit floor areas and compound sizes along with asking rents detailed below:-

Unit/ Compound	m <sup>2</sup>	ft <sup>2</sup>	Rent pa (ex VAT)	Availability
New Build Industrial Units				
Unit 17/1	210.48	2,266	£27,500	To Let
Unit 17/2	210.48	2,266	£27,500	To Let
Unit 17/3	210.48	2,266	£27,500	To Let
Unit 17/4	102.84	1,107	£15,000	To Let
Unit 17/5	102.84	1,107	£15,000	UNDER OFFER
<b>Total:</b>	837.12	9,012		
Secure Compounds				
Compound 1	424	4,564	£12,000	To Let
Compound 2	424	4,564	£12,000	To Let
Compound 3	424	4,564	£12,000	To Let
Compound 4	364	3,918	£12,000	To Let
Compound 5	424	4,564	£12,000	To Let
<b>Total:</b>	<b>2,056</b>	<b>22,130</b>		





## RATEABLE VALUE

The new build units will require to be assessed for business rates on occupation.

We anticipate the smaller units and compounds may qualify for 100% rates relief in terms of the Small Business Bonus Scheme, subject to assessment by the Assessor.

## EPC

Details provided on request.

## PLANNING

Classes 5 (General Industrial) & 6 (Storage or Distribution) Consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Please discuss any proposals with the marketing agents.

## SERVICE CHARGE

There will be a minimal service charge payable to cover the maintenance of the common areas of the development.

Details can be provided on request.

## LEASE TERMS

The new build units and compounds are available "To Let" on new full repairing and insuring lease terms for a period to be agreed. Rents sought are detailed within the table on the previous page.

## ENTRY

The development will be ready for occupation during Q3 2025.

## VAT

The property is elected for the purposes of VAT. VAT will apply to any transaction.

## LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in any transaction. In the normal manner, the incoming tenant will be responsible for LBTT, Registration Dues and VAT thereon.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: February 2025

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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