



TO LET

INDUSTRIAL / WAREHOUSE

EXTENDS TO 9,330 FT²

AVAILABLE AS A WHOLE
OR TWO LOTS

MAIN WAREHOUSE: 4,665 FT²
OPEN WAREHOUSE: 4,665 FT²

EXCELLENT LOCATION
EASY ACCESS TO A9, A834 & A862

LARGE VEHICULAR ACCESS

YARD AREAS WITH
DOUBLE GATED ACCESS

EAVES HEIGHT OF 4 METRES RISING
TO 5.2 METRES

EARLY ENTRY AVAILABLE

RENT ON APPLICATION



WHAT 3 WORDS

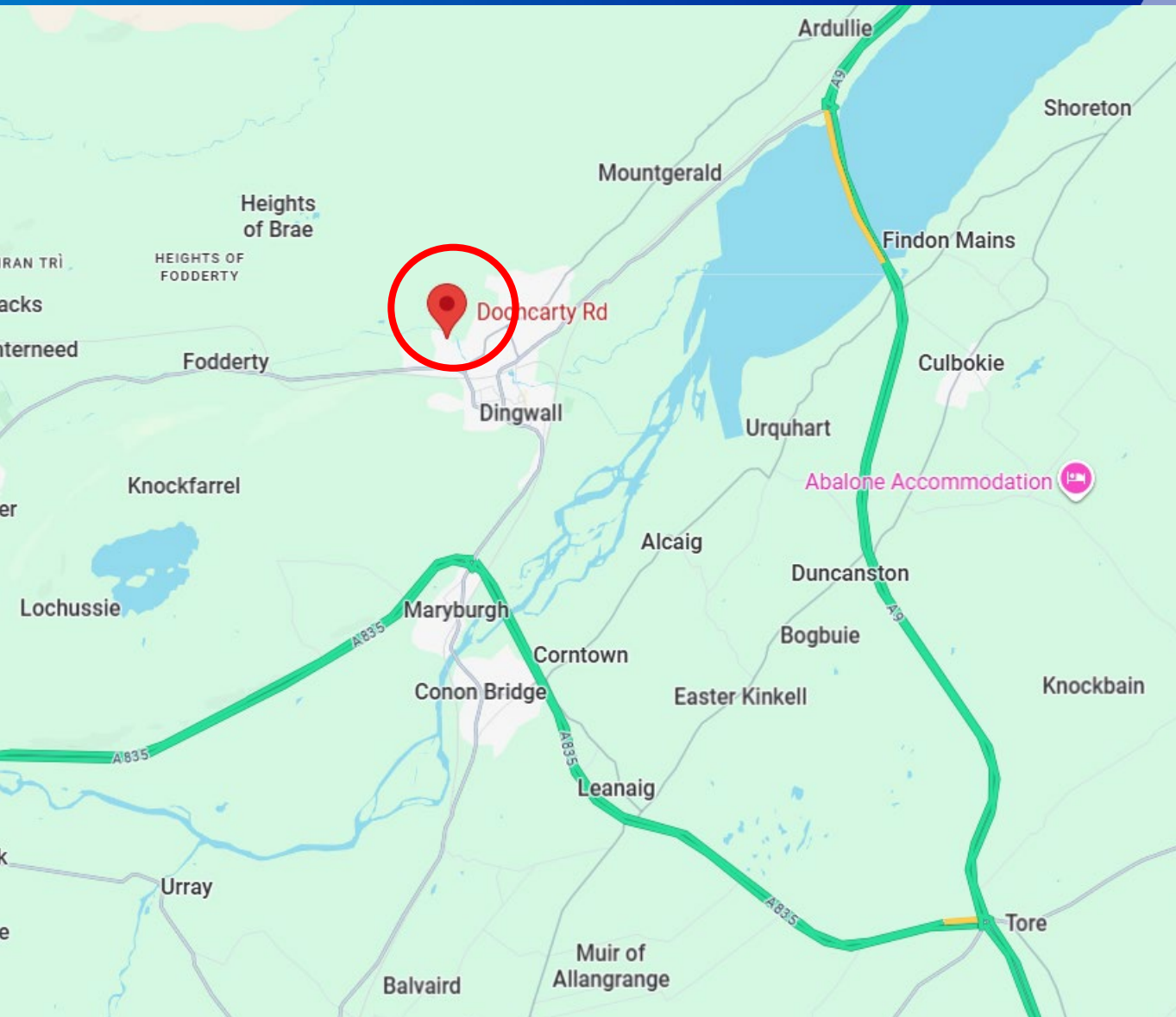


VIRTUAL TOUR

DOHCARTY ROAD, DINGWALL, IV15 9UG

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LOCATION

Dingwall is a busy market town and a Royal Burgh located in Easter Ross approximately 14 miles northwest of Inverness, the Capital and main business centre for the Highlands and Islands of Scotland. Dingwall has a population of circa 5,941 (Census, 2011).

The subject property is located on Dochcarty Road approximately 1 mile to the east of Dingwall town centre. Dochcarty Road links directly to the main A834 Dingwall to Strathpeffer road and connects easily to the main A9 trunk road leading both north and south.

DESCRIPTION

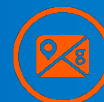
The subjects comprise a standalone double bay industrial/warehouse building of steel portal frame construction. The walls are clad with profile metal sheets under a double pitched metal sheet clad roof incorporating daylight sections.

The main warehouse comprises a solid concrete floor with an inset vehicle inspection pit in the rear corner. The eaves height is 4m rising to 5.18m at the apex. A large hydraulic operated vehicle access door provides a clear opening of 4.5m high x 11.5m wide. There is also a pedestrian door at the front and a fire door to the rear. High bay LED lighting is provided throughout. Within the warehouse there are staff welfare facilities. There is a small mezzanine storage area above the staff welfare section accessed via a metal staircase.

The second adjoining warehouse has an open front as well as part of its side wall. The space comprises a mainly hardcore surfaced floor base. Halogen spot lighting is fitted throughout, and the space has an eaves height of 4m rising to 5.2m at the apex.

The subjects benefit from a double gated access leading to both shared and designated hardcore surfaced yard areas together with a HGV washbay. The overall site is secured by metal post and mesh fencing topped with double wires. Substantial yard areas are included.

Industrial / Warehouse Units
Dochcarty Industrial Estate, Dingwall



FIND ON GOOGLE MAPS

**MAIN WAREHOUSE****FLOOR AREA**

REF.	M ²	FT ²
Main Warehouse	406.47	4,375
Staff Welfare Facilities	26.91	290
Open Warehouse	433.38	4,665
TOTAL	866.76	9,330

RATEABLE VALUE

The whole property is currently listed on the Assessor's Valuation Roll as:- Workshop & Yard (Commercial) - NAV/RV: £25,500.

PLANNING

Class 4 (Business), Class 5 (General Industrial) & Class 6 (Storage or Distribution) including Trade-counter uses. The property would suit a range of uses. Please contact the marketing agents to discuss your requirements.

EPC

The Energy Performance Certificate and Recommendation Report will be made available to interested parties on request.

SERVICE CHARGE

There is currently no service charge system in place but can be provided.

LEASE TERMS

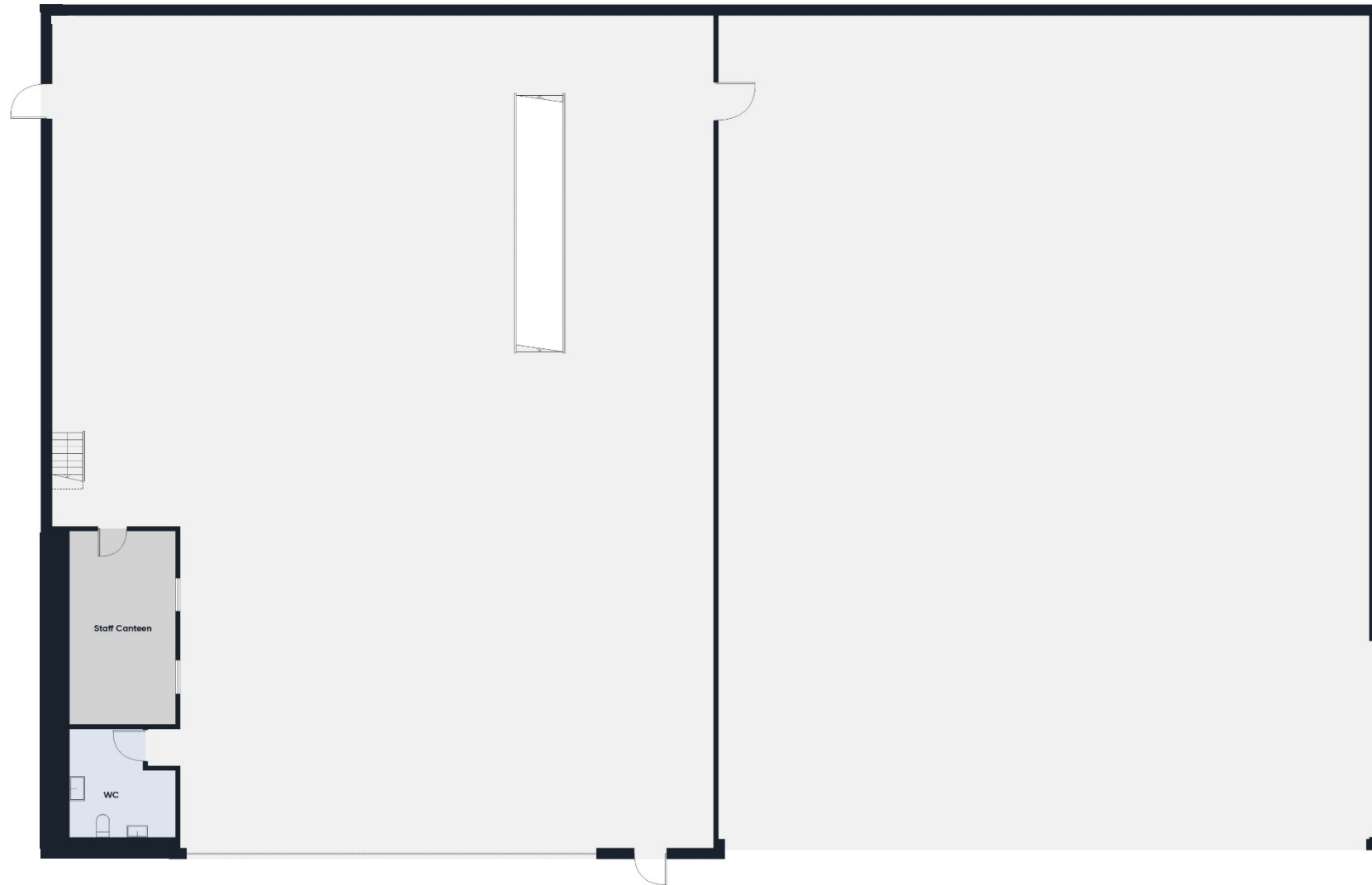
The warehouse units are available as a whole or alternatively consideration will be given to letting each section individually on full repairing and insuring lease terms. Rent/s on application.

LEGAL COSTS

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



OPEN WAREHOUSE





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: SEPTEMBER 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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