



**FLEXIBLE SPACE
SHARING OPTIONS**

TO LET

INDUSTRIAL/WAREHOUSE ACCOMMODATION

PRIME LOCATION

FLEXIBLE SPACE OPTIONS
350 M² (3,767 FT²)

SUITABLE FOR
STORAGE/WAREHOUSING

8M EAVES HEIGHT

GOOD ACCESS FOR HGV's

ON-SITE PARKING

RENT FROM £24,000 PER ANNUM

EARLY ENTRY AVAILABLE

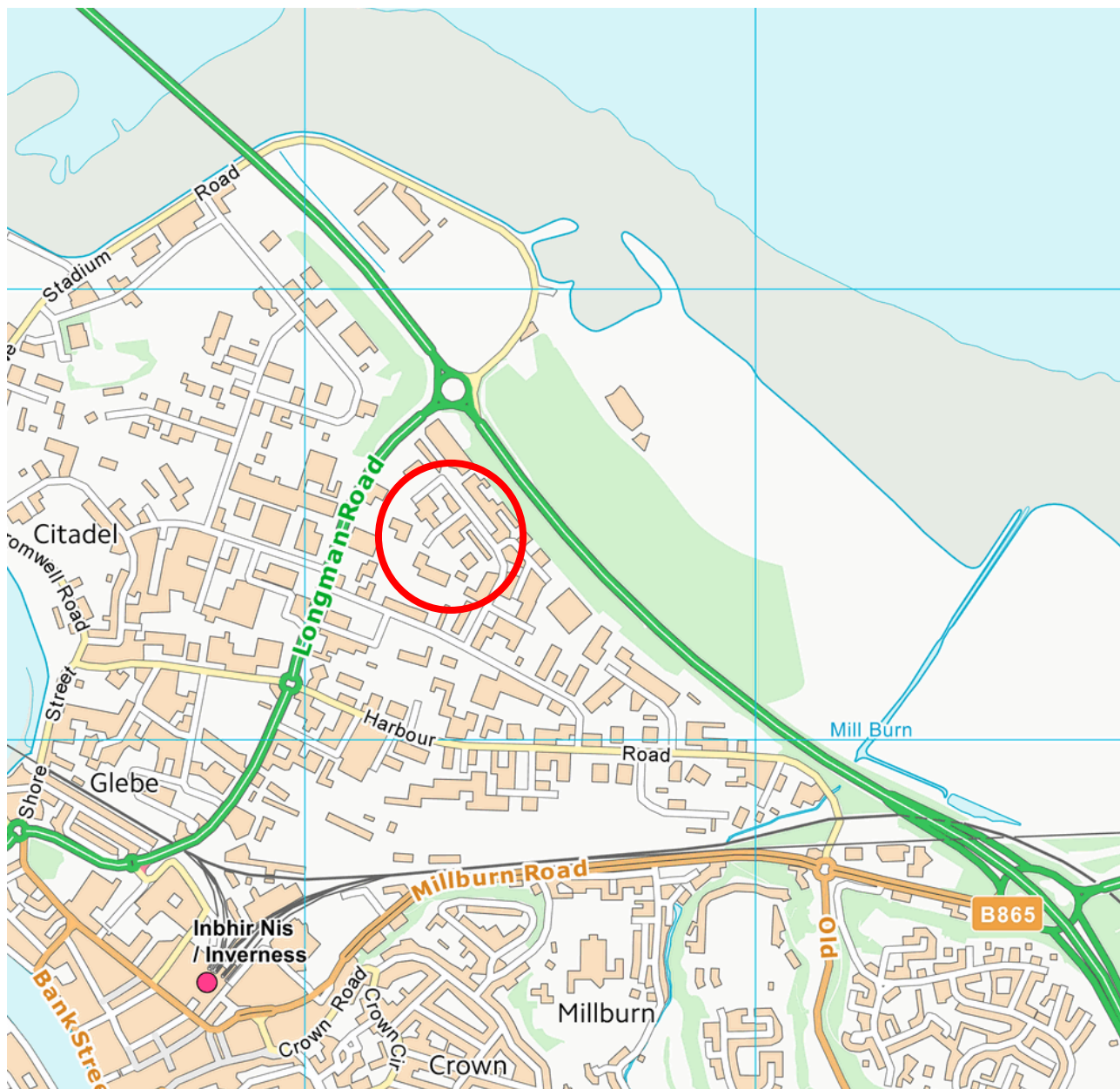


WHAT 3 WORDS

16 SEAFIELD ROAD, INVERNESS IV1 1SG

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LOCATION

The subjects are located within the established Longman Industrial Estate, which is the principal commercial and industrial location in Inverness. The estate lies immediately to the north of the city centre and benefits from excellent transport connectivity.

Harbour Road forms part of the main arterial route through the Longman area, providing direct access to the A82 trunk road (linking to Fort William and the west coast) and in turn easy connections to the A9 (the main route south to Perth, the Central Belt, and north to Wick/Thurso).

The property occupies a prime position within a busy mixed commercial environment. Surrounding occupiers include a variety of trade counter, retail, industrial and automotive businesses, making the location attractive to operators seeking strong profile and accessibility. Some of the neighbours include; Highland Industrial Supplies, Speedy Hire and Halfords McConechys Inverness Autocentre.

DESCRIPTION

The property comprises a detached industrial building of steel portal frame construction beneath a pitched metal profile roof. The external walls are a mix of concrete blockwork and profiled metal cladding, with a solid reinforced concrete floor throughout providing a durable working surface. Vehicle access is by way of a roller shutter door on the northern elevation, with separate pedestrian access leading to the office accommodation. Internally, the property benefits from dedicated office and staff welfare facilities, providing a practical balance of administrative and operational space. Externally, the site is secured by a gated entrance and offers generous circulation for HGVs together with ample on-site car parking.

Our client is seeking an occupier to share space within the main warehouse. Flexible options are available, with the ability to provide self-contained office accommodation and shared welfare facilities where required, allowing the space to adapt to a variety of business needs.



FLOOR AREA

Initially, our client is offering space extending to approximately 350 m² (3,767 ft²).

The building as a whole has a Gross Internal Area of 707.40 m² (7,615 ft²), and therefore, our client can be flexible on smaller or larger floor spaces to match requirements.

RATEABLE VALUE

The area of exclusive occupancy will require to be assessed for non-domestic rates. Currently the property has a single entry in the Valuation Roll (£56,500), however, this needs to be split to accommodation dual occupation.

PLANNING

Classes 5 (General Industrial) and 6 (Storage or Distribution) including trade-counter in terms of the Town and Country (Use Classes) (Scotland) Order 1997. The property may suit a range of uses, subject to planning.

EPC

Documentation is available on request.

LEASE

The property is available "To Let" on a lease or licence basis. We are seeking an "all inclusive" rent of £24,000 per annum, exclusive of VAT. This includes all occupational costs including electricity, lighting, etc., but excluding non-domestic rates, payable separately.

VAT

The property is elected for the purposes of VAT. Therefore, VAT will be payable on the rent.

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 VAT thereon.



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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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

