



# TO LET

## INDUSTRIAL, WAREHOUSE & OFFICES

MODERN BUILDINGS

EXTENDS TO 2,175.77 M<sup>2</sup> (23,421 FT<sup>2</sup>)

SPACE OPTIONS FROM 5,000 FT<sup>2</sup>

FLEXIBLE LEASE TERMS

SITE AREA 1.37 ACRES

EXTENSIVE SURFACED  
YARD & PARKING

EASY ACCESS TO TRUNK ROADS

SUITABLE FOR VARIOUS USES, STP

IMMEDIATE ENTRY AVAILABLE

RENT ON APPLICATION

ADDITIONAL 2 ACRES OF LAND OR  
YARD SPACE AVAILABLE



WHAT 3 WORDS



VIDEO TOUR

**6-10A, INVERBREAKIE INDUSTRIAL ESTATE,  
INVERGORDON, IV18 0QR**

Contact: Neil Calder | [n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk) | 07551 173667  
Stuart Main | [stuart.main@shepherd.co.uk](mailto:stuart.main@shepherd.co.uk) | 07920 284503  
Sandy Rennie | [sandy.rennie@savills.com](mailto:sandy.rennie@savills.com) | 01463 215120  
[www.shepherd.co.uk](http://www.shepherd.co.uk) | [www.savills.com](http://www.savills.com)





### LOCATION

Invergordon is a well-established town on the Cromarty Firth, approximately 25 miles north of Inverness, the capital and main business centre of the Highlands. The town has experienced steady growth in recent years, supported by continued investment in the port and related industries, and has seen a range of residential developments offering both modern family housing and traditional properties.

With a population of approximately 3,900 (2021 Census), Invergordon lies around 4 miles east of Alness and benefits from excellent access to the A9 Trunk Road, providing direct routes north and south. The town offers a good range of amenities including primary and secondary schools, supermarkets, shops, cafés, hotels, and community facilities. Its deep-water port is a major local employer, servicing cruise liners, oil and gas support vessels, and offshore wind operations.

Invergordon also forms a key part of the newly designated Inverness and Cromarty Firth Green Freeport, one of two announced by the Scottish and UK Governments in 2023. The initiative aims to drive sustainable economic growth and attract inward investment through tax incentives, customs benefits, and streamlined planning processes. The Green Freeport is expected to play a central role in Scotland's transition to net zero, focusing on renewable energy, offshore wind assembly, hydrogen production, and sustainable manufacturing. Significant investment in infrastructure and supply chain facilities will further strengthen Invergordon's position as a strategic hub for offshore energy and marine services.

The town is served by a railway station on the Inverness–Wick Far North Line, with regular services to Inverness, Dingwall, and the far north, as well as a frequent local bus service. Inverness Airport at Dalcross, approximately a 35-minute drive away, provides UK domestic and European flights.

The subject property is located within Inverbreakie Industrial Estate, easily accessible via the A9 Trunk Road at Tomich Junction. The estate is well established and provides a mix of industrial, trade counter, and service-based occupiers, benefiting from good infrastructure and proximity to the Port of Invergordon. The location is well suited to a range of industrial, warehousing, engineering and distribution uses, with nearby occupiers including Northeast Nutrition Scotland, Highland Auto Repair, Invergordon Gas Supplies, Howdens, Emac Engineering and Invergordon Distillery.

**EXTENSIVE INDUSTRIAL PREMISES OFFERING  
FLEXIBLE SPACE OPTIONS FROM 5,000 FT<sup>2</sup>**



FIND ON GOOGLE MAPS



### DESCRIPTION

The property comprises a self-contained industrial facility of steel portal frame construction, with part brick and blockwork walls and insulated profile metal sheet cladding to the elevations and roof. The accommodation is arranged to provide a mix of warehouse, and ancillary office space, all of which is interconnected.

The property includes two linked warehouse areas, each with pitched roofs incorporating translucent roof panels which provide natural lighting. The warehouse areas are connected internally via a roller shutter door and are suitable for general industrial or storage use. The metal columns within the primary unit are removable.

At the front of the building, there is an adjoining single-storey office and welfare section, providing cellular office accommodation, staff facilities, and WCs. There is also an internal mezzanine which provides further office space. The main entrance features a glazed frontage with a covered canopy.

Externally, the property sits within a secure site extending to approximately 1.37 acres. The surfaced yard provides extensive space for parking, loading and external storage, with generous room for vehicle circulation. There is an additional 2 acres of adjoining land, which can be used for expansion or as further yard space.

### FLOOR AREAS

The property extends to the following approximate floor areas:-

Ref.	(m <sup>2</sup> )	(ft <sup>2</sup> )
Warehouse (Original)	926.41	9,972
Mezzanine	102.96	1,108
Boiler House	42.00	452
Office Space	376.40	4,052
Warehouse Connection	22.00	237
Warehouse (Extension)	675.75	7,274
<b>TOTAL</b>	<b>2175.77</b>	<b>23,421</b>

**Flexible space options available from 464.51 sq m (5,000 sq ft).**



^ Moveable columns ^

### **PLANNING**

The subjects benefits from Class 5 (General Industrial) and Class 6 (Storage or Distribution) use consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Other uses may be permitted subject to planning; please discuss proposals with the agents.

### **RATEABLE VALUE**

The property is currently listed with a NAV/RV of £110,000.

£126,000 (Proposed 2026 NAV/RV)

### **EPC**

Rating: "C". Documentation is available on request.

### **SERVICES**

The units are connected to mains electricity, water and drainage.

### **LEASE TERMS**

The property is available "To Let" on flexible lease terms.

Rent is available on application.

### **ENTRY**

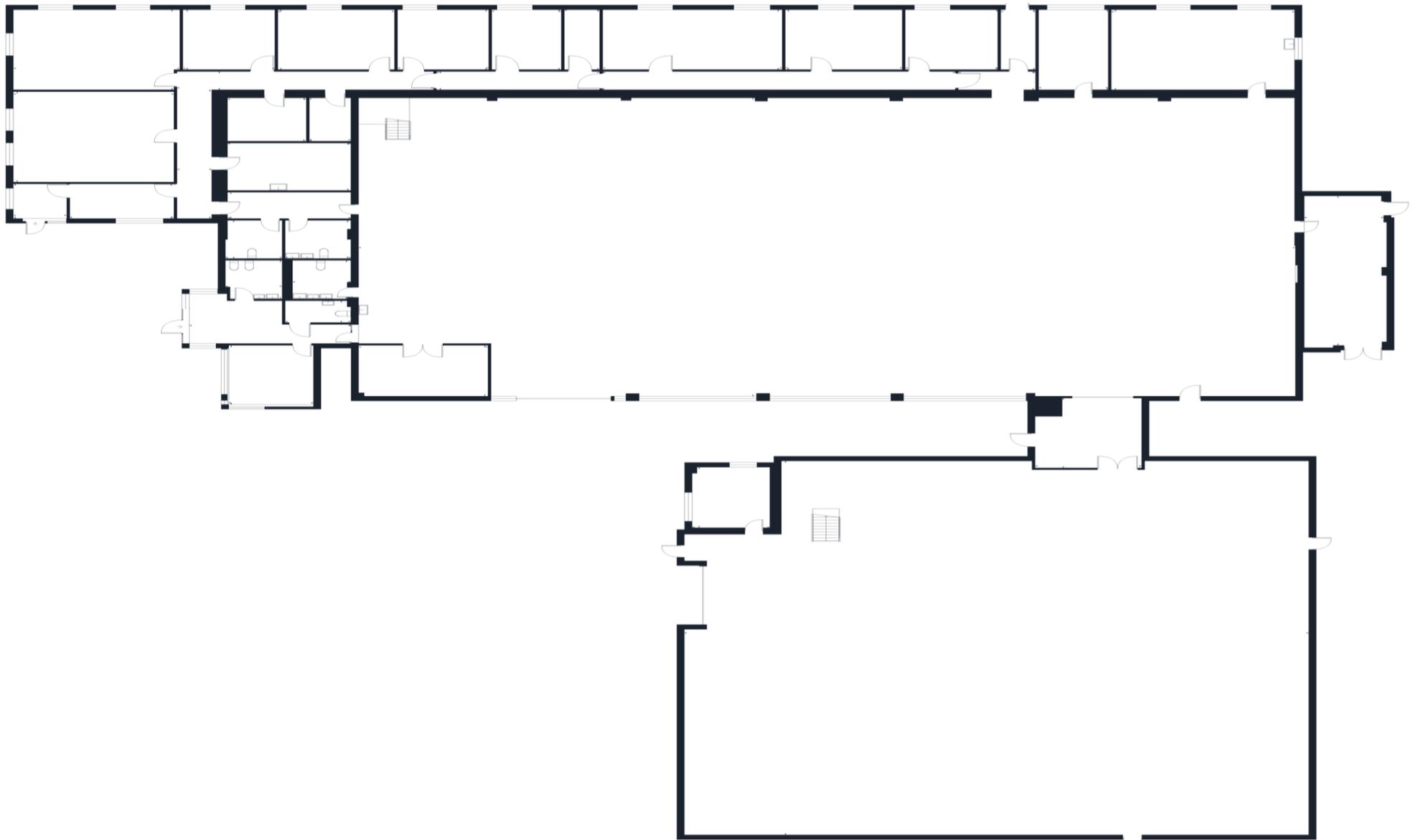
Immediate entry is available subject to conclusion of missives.

### **VAT**

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

### **LEGAL COSTS**

Each party will bear their own legal costs. The ingoing 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:



**Neil Calder**

[n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk)



**Stuart Main**

[Stuart.main@shepherd.co.uk](mailto:Stuart.main@shepherd.co.uk)

**Shepherd Chartered Surveyors**

Hazel House, Stoneyfield Business Park, Inverness, IV2 7PA

Tel: 01463 712239



**Sandy Rennie**

[Sandy.rennie@savills.com](mailto:Sandy.rennie@savills.com)

**Savills**

Tel: 01463 215120

### 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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