

On the instruction of:

**Port of
INVERNESS**



artist's impression of proposed secure yard

ALL ENQUIRIES

SECURE STORAGE

SITE EXTENDS TO CIRCA 2.25 ACRES

SPACE OPTIONS FROM 0.25 ACRES

PRIME LOCATION WITHIN THE
LONGMAN INDUSTRIAL ESTATE

EASY ACCESS TO TRUNK ROADS

HARDCORE SURFACED

SECURITY FENCING

FLEXIBLE TERMS AVAILABLE

AVAILABLE Q2 2026



GOOGLE MAPS



WHAT 3 WORDS

STADIUM ROAD, INVERNESS, IV1 1FG

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SHEPHERD
COMMERCIAL



Location

The subjects are located on the corner of Stadium Road and Longman Drive within the established Longman Industrial Estate. The property benefits from easy access to the A9 via Longman Roundabout, providing links south to Perth and north across the Kessock Bridge. The A96 (Inverness to Aberdeen) and A82 (Inverness to Fort William) trunk roads are also readily accessible.

Inverness is the commercial and administrative centre for the Highlands and Islands. Aberdeen lies approximately 100 miles to the southeast, with Edinburgh and Glasgow around 155 miles south and 170 miles southwest respectively. Nearby occupiers include Morris Leslie Plant Hire, MGM Timber, Plumb Centre, Jewson, Magnet and Port of Inverness. Inverness Marina is in close proximity to the subjects.

Description

The subjects will comprise a secure yard extending to approximately 2.25 acres.

Previously housing New Century House, the cleared site will be levelled and surfaced, with security fencing installed to the perimeter together with wide entrance gates suitable for HGV and commercial vehicle access. Mains services are understood to be available on site or nearby.

The property will be suitable for a range of open storage uses, with potential for modular buildings subject to the necessary consents. The approximate boundaries are shown edged in red on the enclosed site plan.

Rateable Value

To be assessed upon occupation.

Terms

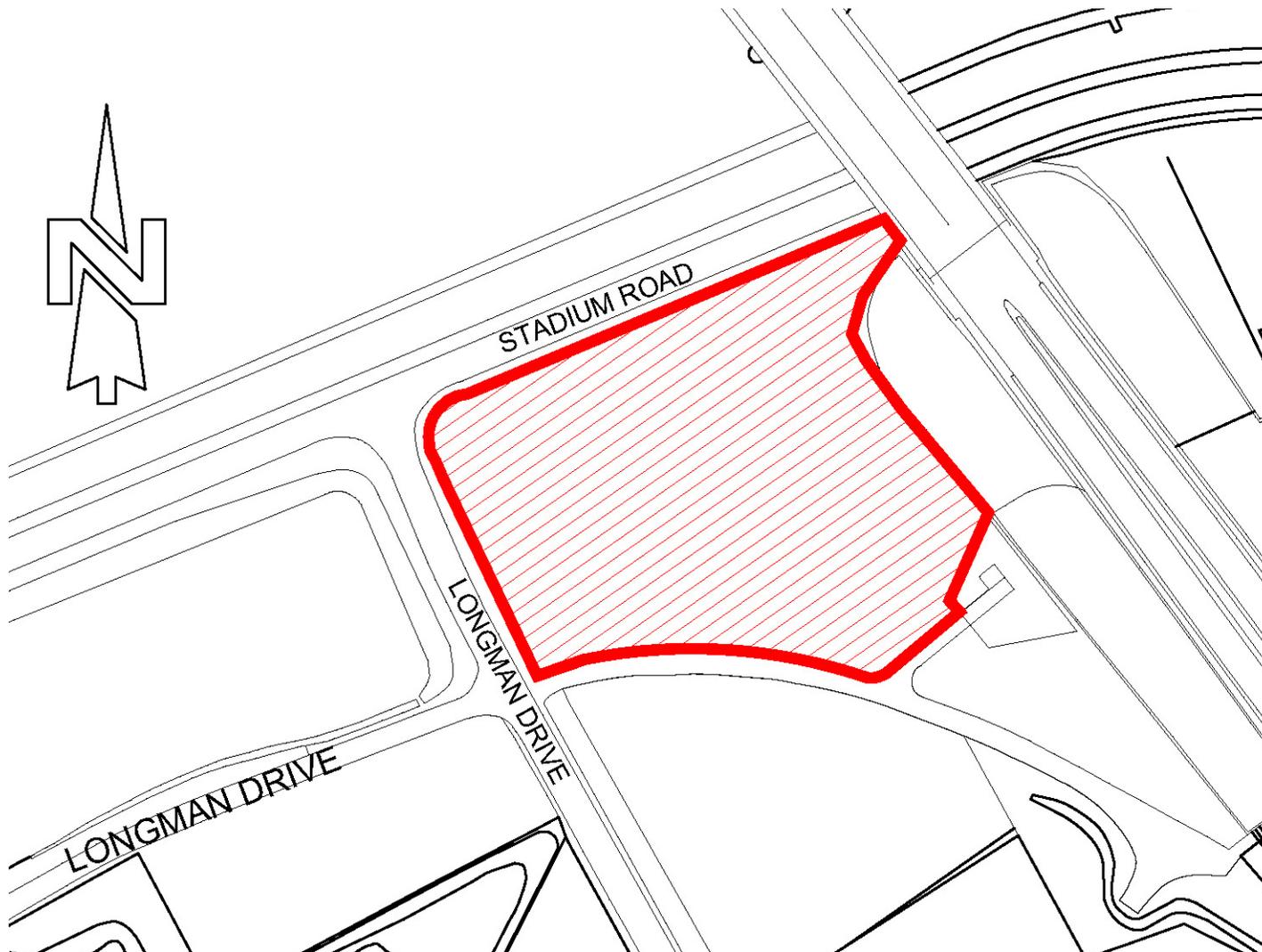
All enquiries will be considered. Sites are available from 0.25 acres to 2.25 acres. Please contact the sole agents to discuss your requirements.

Entry

Q2 2026 subject to agreement.

Legal Costs

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



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: March 2026

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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