

DUE TO RELOCATION

**TO LET /
FOR SALE**

MODERN OFFICE

PROMINENT LOCATION

STANDALONE THREE STOREY
OFFICE BUILDING

EXTENDS TO 971.01 M² (10,452 FT²)

HERITABLE SITE WITH EXCELLENT
PARKING PROVISION

EASY ACCESS TO TRUNK ROADS

EARLY ENTRY AVAILABLE

PRICE ON APPLICATION



what3words

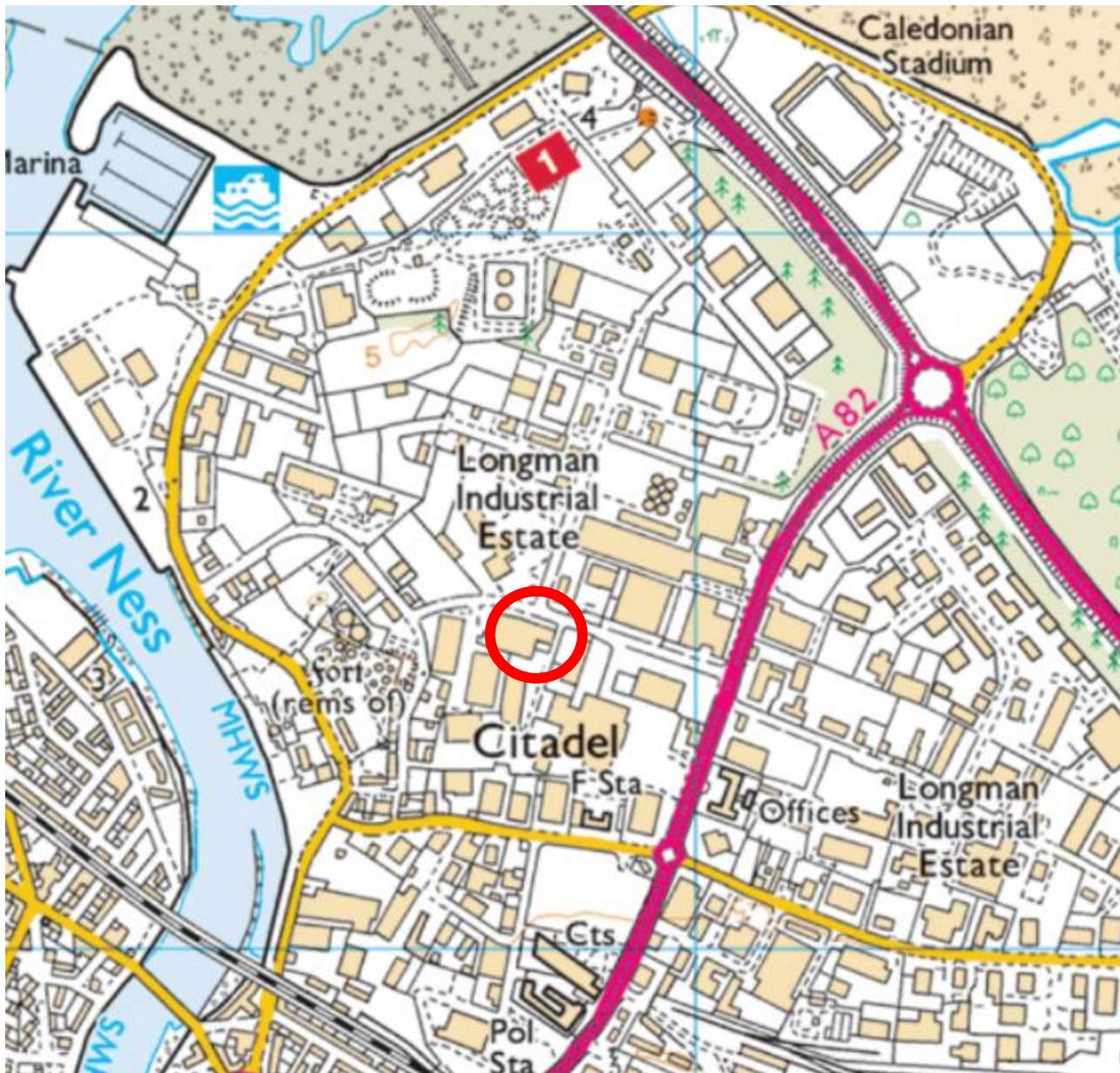


Virtual Tour

13 HENDERSON ROAD, INVERNESS, IV1 1SN

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LOCATION

Inverness is the main commercial and administrative centre for the Highlands and Islands, with a population of over 65,000 and a wider catchment of around 350,000. The city continues to grow and acts as a key base for business, tourism and public sector employment across the region.

Inverness is well connected by road, with the A9 trunk road running north and south and the A96 linking east towards Nairn and Aberdeen, approximately 104 miles south east. Edinburgh and Glasgow are approximately 157 miles and 170 miles to the south respectively. Inverness railway station is the terminus of the Highland Main Line, with services to Wick, Thurso, Elgin, Aberdeen, Perth, Glasgow and Edinburgh, while the Caledonian Sleeper provides overnight services to London. Inverness Airport, approximately 8 miles east of the city, offers a range of UK and European flights and benefits from its own rail halt.

The premises occupy a prominent position within the established Longman Industrial Estate, Inverness's principal industrial location and the preferred destination for many trade, office, industrial and distribution occupiers. The property benefits from direct access from Henderson Road, which connects to Longman Road, forming part of the A82 Inverness to Fort William trunk road. The A9 Inverness to Perth trunk road and the A96 Inverness to Aberdeen trunk road are also readily accessible.

Nearby office occupiers include Scottish and Southern Electricity Networks, Scottish Water and Capstone Construction. Other businesses within the estate include MacGregor Industrial Supplies, Holland House Electrical Co. Ltd, Gray Material Handling and Howdens Joinery.



DESCRIPTION

The subjects comprise a modern three-storey detached office building which has been extensively refurbished to a high standard throughout. The accommodation provides a mix of open plan and cellular office space together with meeting rooms, boardrooms, staff welfare facilities, storage and ancillary accommodation.

The building is of steel frame construction with brick and block infill walls, externally clad in insulated profiled metal sheeting beneath a pitched metal clad roof. Internally, the property benefits from a quality fit-out incorporating suspended ceilings with integrated lighting, modern kitchen and welfare facilities, high-quality finishes throughout, and gas-fired wet central heating.

The subjects occupy a self-contained heritable site benefitting from dedicated on-site car parking. Additional parking is available within the area tinted yellow on the appended site plan.

FLOOR AREA

The unit extends to the undernoted floor areas:-

Accommodation	M²	FT²
Ground Floor	297.96	3,207
First Floor	338.68	3,646
Second Floor	334.37	3,599
Total:	971.01	10,452

RATEABLE VALUE

NAV/RV £85,500.

PLANNING

Class 4 (Business) use under the Town and Country Planning (Use Classes) (Scotland) Order.

The property may suit a variety of alternative commercial uses, subject to obtaining any necessary consents.

EPC

The Energy Performance Certificate and Recommendations Report are available on request.

LEASE

The subjects are available To Let on FRI Lease terms. Rent on application.

SALE

The Heritable interest is available For Sale with the benefit of vacant possession. Price on application.

ENTRY

Early entry is available, subject to conclusion of Missives.

LEGAL COSTS

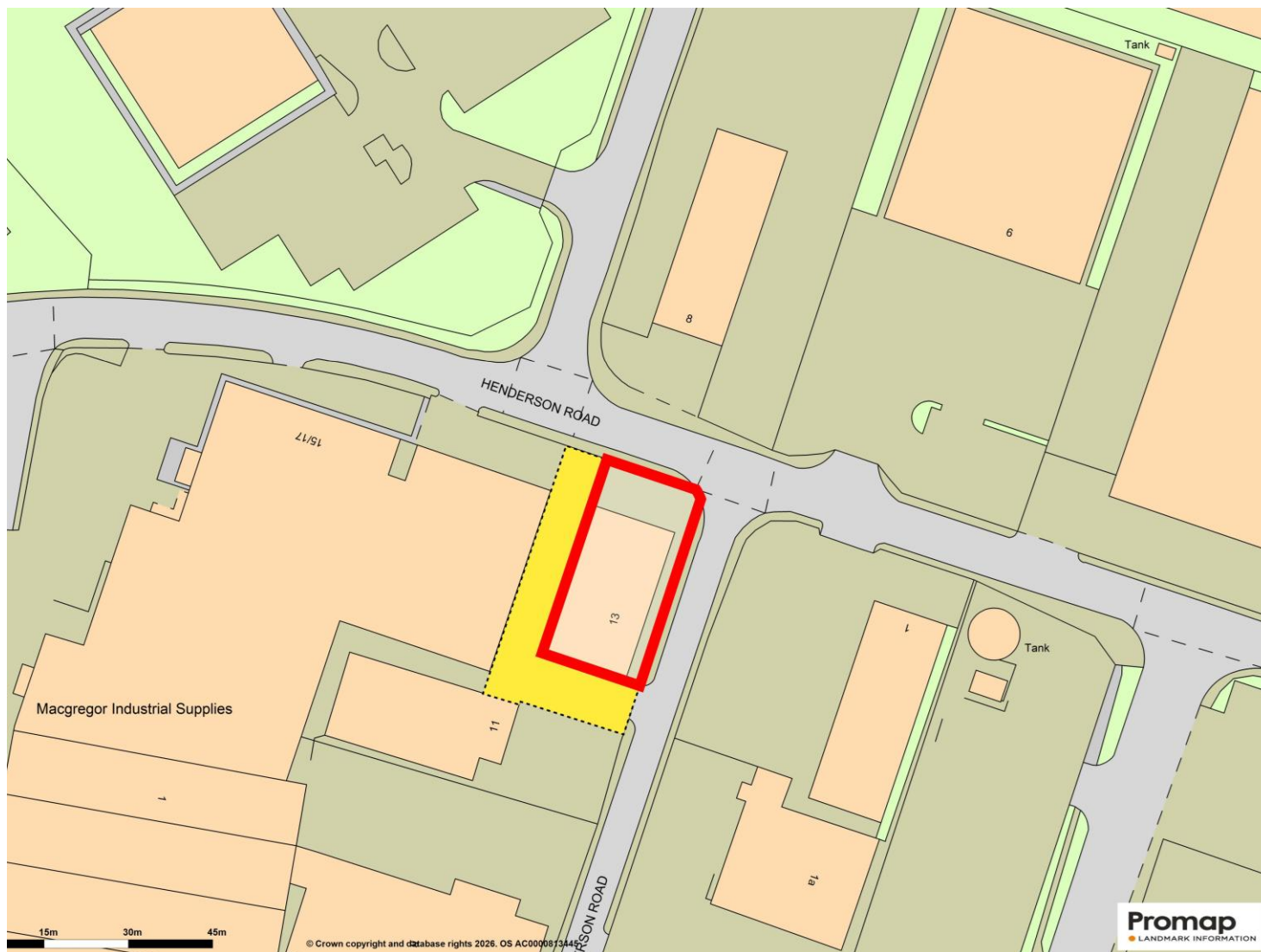
Each party will be responsible for bearing their own legal costs incurred in connection with the transaction. The incoming tenant or purchaser will be responsible for any LBTT, registration dues and VAT thereon, where applicable.

VAT

The property has been elected for VAT, which will be payable on rent/purchase price.







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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