

TO LET

SUSTAINABLE COMMERCIAL DEVELOPMENT

- Strategic location for servicing Inverness and the Highland area
- Established industrial / trade location
- Unit 1 - 324 sq m (3,500 sq ft)
- Unit 2 - 93 sq m (1,000 sq ft)
- Unit 3 - 140 sq m (1,500 sq ft)

29 HARBOUR ROAD

VIEW ON GOOGLE MAPS

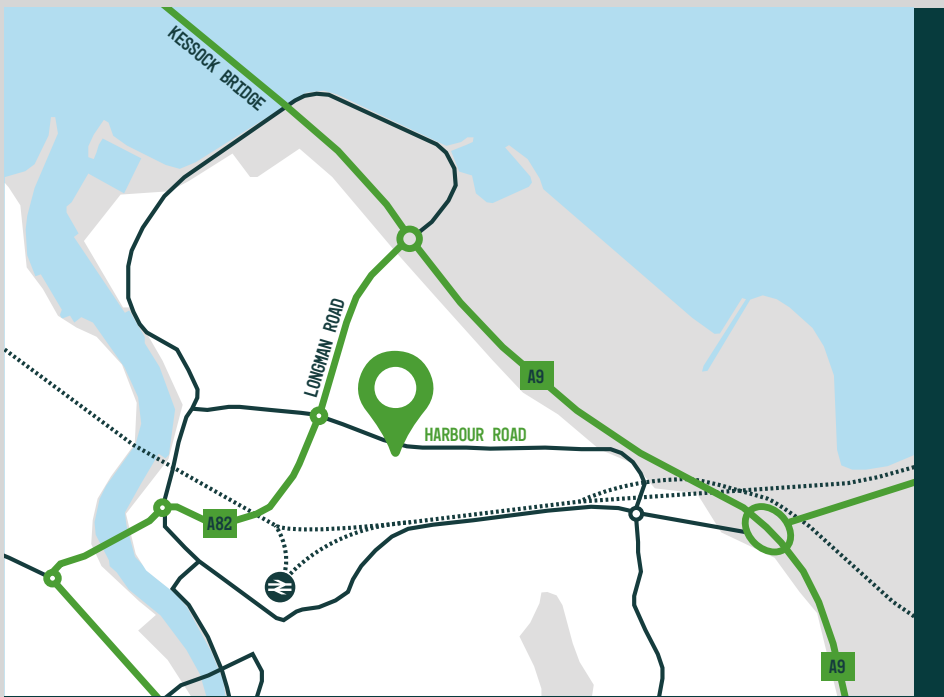


Longman Industrial Estate,
Inverness,
IV1 1UA



ON BEHALF OF





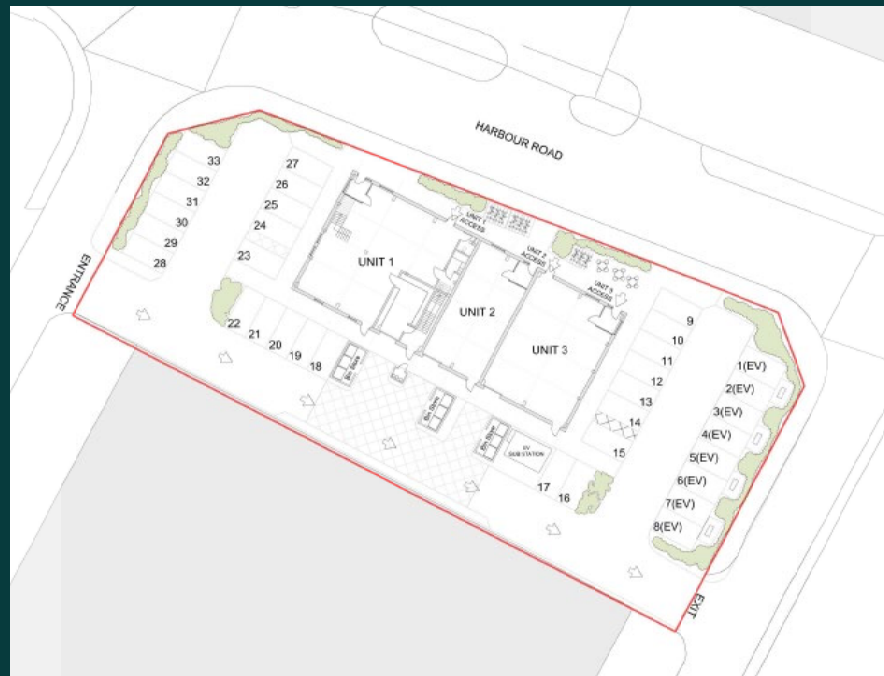
LOCATION

Inverness is the largest city and cultural capital of the Scottish Highlands, located on the northeast coast.

The development holds a strategic location on Harbour Road within Longman Industrial Estate, Inverness's most established industrial / trade location.

The estate is highly accessible being located to the north of the city centre as well as offering direct access to the A9, the main transport connection in the north of Scotland.

Nearby occupiers include Galliford Try, SIG, Arnold Clark and Anytime Fitness.

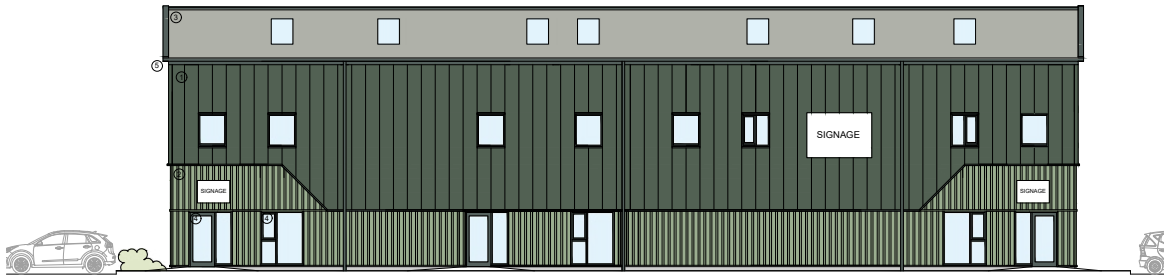


THE DEVELOPMENT

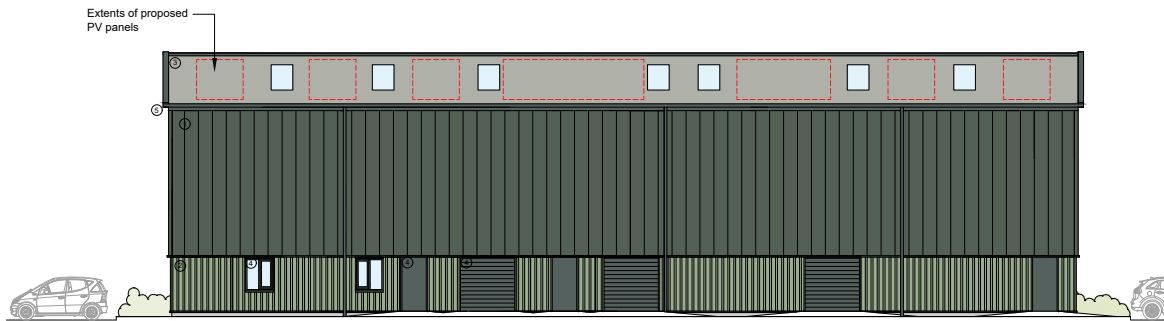
UNIT	SQ M	SG FT	STATUS	RENTAL
1	324	3,500	Under Offer	-
2	93	1,000	Available	POA
3	140	1,500	Available	POA

One of the standout features of the unit is its sustainability credentials, including air source heat pumps and solar panels helping reduce running costs and improve energy efficiency.

It is envisaged that the development will be complete and available for occupation Q4, 2026.



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION

RATEABLE VALUE

To be reassessed on completion of development.

TERMS

The premises are available on a new lease for a period and rent to be agreed. Further information is available from the letting agent.

LEGAL COSTS

Each party will pay their own legal fees. Should LBTT or Registration Dues be applicable, the tenant will be liable.

VAT

All prices are quoted exclusive of VAT.

FURTHER INFORMATION AND VIEWING

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29 HARBOUR ROAD

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