

TO LET

COMMERCIAL WAREHOUSE

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



KEY HIGHLIGHTS

- Modern Buildings - 23,421 sq ft
- 1.37 Acres site with additional 2 acres available
- Space Options - 5,000 sq ft to 23,421 sq ft
- Immediate Entry Available
- Flexible Lease Options
- Easy Access to A9 Trunk Road

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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.

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 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. Nearby occupiers including Northeast Nutrition Scotland, Highland Auto Repair, Invergordon Gas Supplies, Howdens, Emac Engineering and Invergordon Distillery.

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.





ACCOMMODATION

We calculate that the property extends to the following approximate floor areas:

Floor	Sq Ft	Sq M
Warehouse (original)	9972	926.41
Mezzanine	1108	102.96
Office Space	4052	376.4
Warehouse Extension	7274	675.75
Other (boiler house, circulation)	689	65.84
Total	23,421	2175.77

PLANNING

The subjects benefits from Class 5 (General Industrial) and Class 6 (Storage or Distribution) use consent under the Town and Country Plan

RATEABLE VALUE

The property is currently listed with a NAV/RV of £126,000.

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

VIEWINGS / CONTACTS

For further information please contact:

Sandy Rennie

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EPC

The building as an EPC Rating of "C".

SERVICES

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

VAT

The building is elected for VAT, which will be payable on the rent.

LEGAL COSTS

Each part will be responsible for bearing their own legal costs. The incoming tenant will also be responsible for any LBTT, registration dues and VAT thereon.

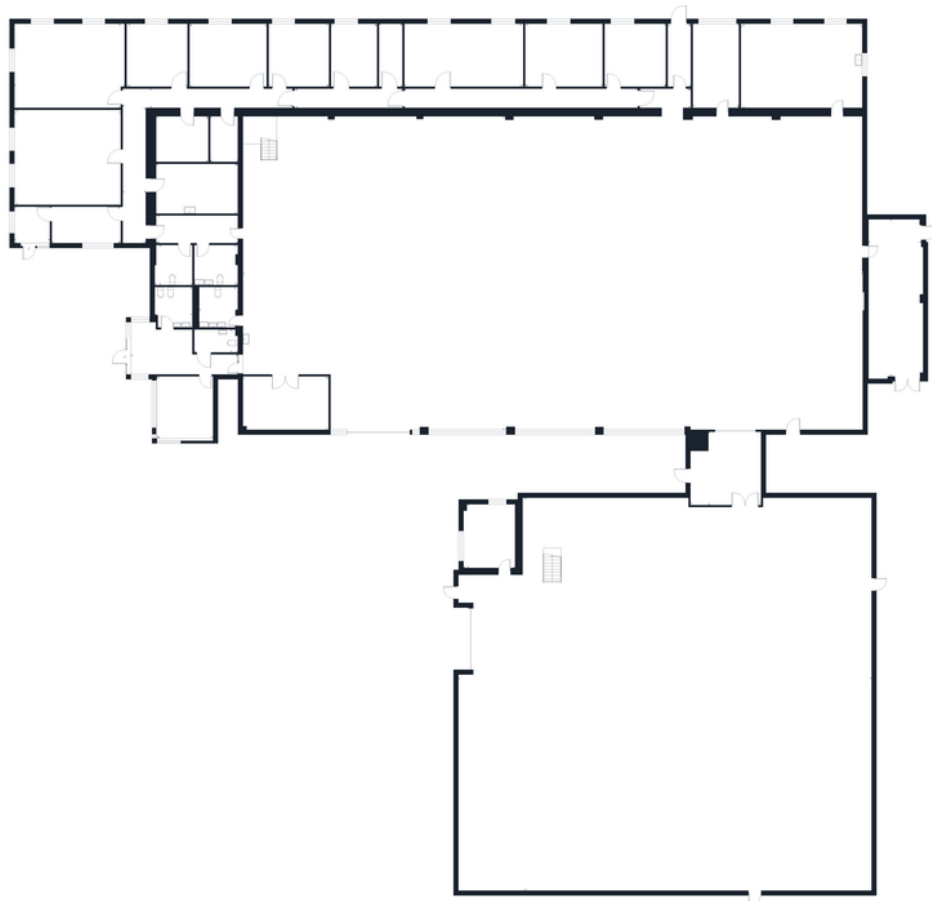
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