

FOR SALE (SUBJECT TO GROUND LEASE)
INDUSTRIAL

 **GRAHAM
SIBALD**



**Unit 3, Dalcross Industrial Estate,
By Inverness, IV2 7XB**

- Total Gross Internal Area: 2,527.06 sq.m / 27,309 sq.ft or thereby
- Gross Site Area: 2.10 acres or thereby
- Prominent location on established industrial estate
- Close to the A96 trunk road
- Guide Price: On application

LOCATION

The property is situated in Dalcross Industrial Estate which is a strategically located estate, approximately 9 miles northeast of Inverness. It lies just off the A96 trunk road providing excellent road connectivity between Inverness and Aberdeen. The estate is adjacent to Inverness Airport. The estate benefits from close proximity to the growing Inverness Airport Business Park which now houses SSE, Coop and Enercon amongst others.

DESCRIPTION

The property comprises a detached industrial warehouse with ground and first floor office accommodation. The property benefits from extensive yard space with the property sitting on a total site of approximately 2.10 acres.

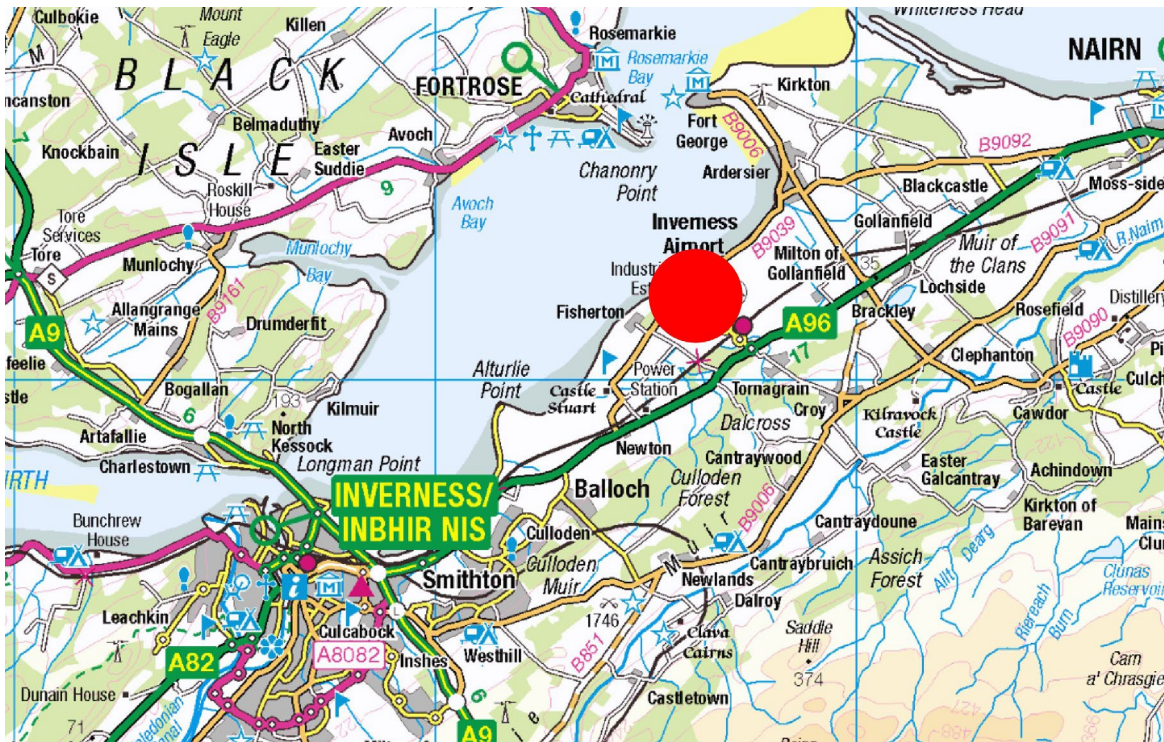
ACCOMMODATION

Gross Internal Area:

Ground Floor: 2,312.11 sq.m / 24,888 sq.ft or thereby

First Floor: 224.92 sq.m / 2,421 sq.ft or thereby

Total: 2,527.06 sq.m / 27,309 sq.ft or thereby



The property has an eaves height of 4.80 m rising to a ridge height of 7.50 m.

The property benefits from 4 roller shutter doors.

GROUND LEASE

Landlord: The Highland Council

Date of entry – 7th January 2000

Date of expiry – 6th January 2099

Passing ground rent - £27,500 per annum

Further details on application to the marketing agent.

RATEABLE VALUE

The property is entered in the Valuation Roll with a Rateable Value of £146,000.

SALE PRICE

On application.

SERVICES

The property is connected to all mains supplies for electricity and water with drainage to the main sewer. The property benefits from a 3 Phase electricity supply.

DATE OF ENTRY

By mutual agreement

LEGAL COSTS

Each party will be responsible for their own legal costs. Should any LBTT or registration dues be applicable the purchaser will be liable.

VAT

Applicable.

EPC/ACTION PLAN

On application.

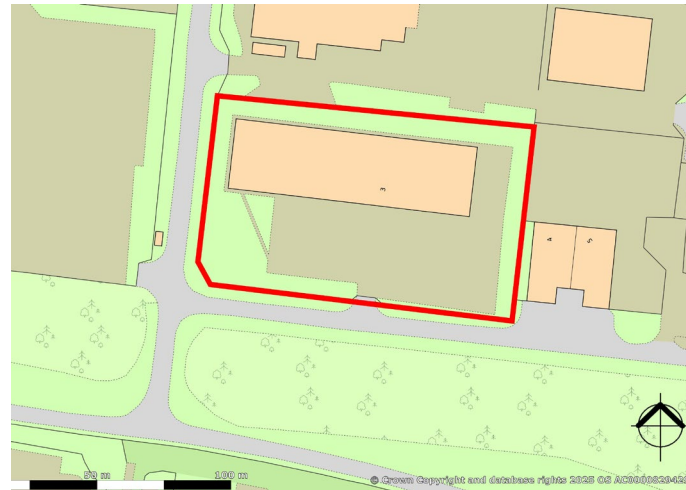
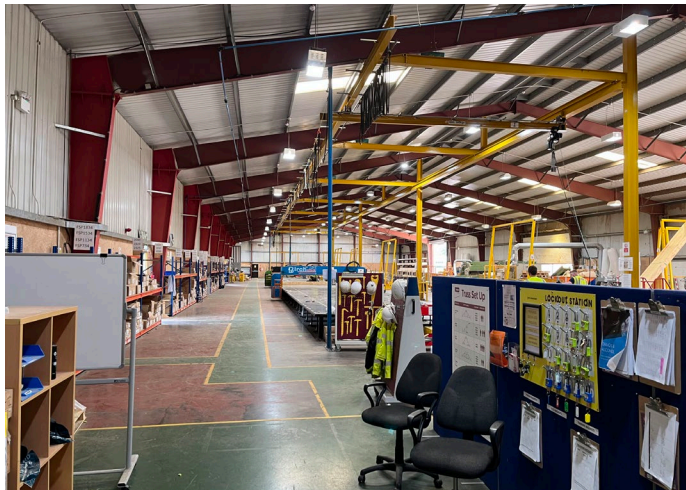
VIEWING + OFFICE ADDRESS

Graham + Sibbald

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To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.