

# ALL ENQUIRIES

## SECURE STORAGE

SPACE OPTIONS FROM 0.25 ACRES

SITE EXTENDS TO CIRCA 2.25 ACRES

PRIME LOCATION WITHIN THE  
LONGMAN INDUSTRIAL ESTATE

CLOSE TO THE PORT OF INVERNESS

SUITABLE FOR LARGE / HEAVY  
CARGO HANDLING

EASY ACCESS TO TRUNK ROADS

HARDCORE SURFACED

RECESSED HGV ENTRANCE FOR  
LOADS UP TO 25M +

2.8M HIGH SECURITY FENCING

FLEXIBLE TERMS AVAILABLE

AVAILABLE FOR IMMEDIATE  
OCCUPATION



GOOGLE MAPS



WHAT 3 WORDS

On the instruction of:

**Port of  
INVERNESS**

**BRIDGE GAIT, STADIUM ROAD, INVERNESS, IV1 1FG**

Contact: Linda Cameron | [linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk) | 07789 004260  
Reece Henderson | [r.henderson@shepherd.co.uk](mailto:r.henderson@shepherd.co.uk) | 07880 474810  
[www.shepherd.co.uk](http://www.shepherd.co.uk)

  
**SHEPHERD**  
COMMERCIAL



### LOCATION

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.

The subjects are prominently located on the corner of Stadium Road and Longman Drive within the established Longman Industrial Estate. The property benefits from excellent 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.

The site's close proximity to the Port of Inverness makes it well suited to businesses involved in the handling, storage and onward distribution of large or heavy cargoes, with excellent connectivity to the strategic road network. Nearby occupiers include Morris Leslie Plant Hire, MGM Timber, Plumb Centre, Jewson, Magnet, the Port of Inverness and Inverness Marina.

### DESCRIPTION

The subjects comprise a secure yard extending to approximately 2.25 acres. The site is fully enclosed by a 2.8 metre high palisade security fence and benefits from a recessed gated entrance capable of accommodating articulated vehicles and loads of up to approximately 25 metres in length. The entrance has been designed with flexibility in mind and can be widened further by removing bolted fence sections, providing access for oversized or abnormal loads where required. Mains services are available on or adjacent to the site.

The property is 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.

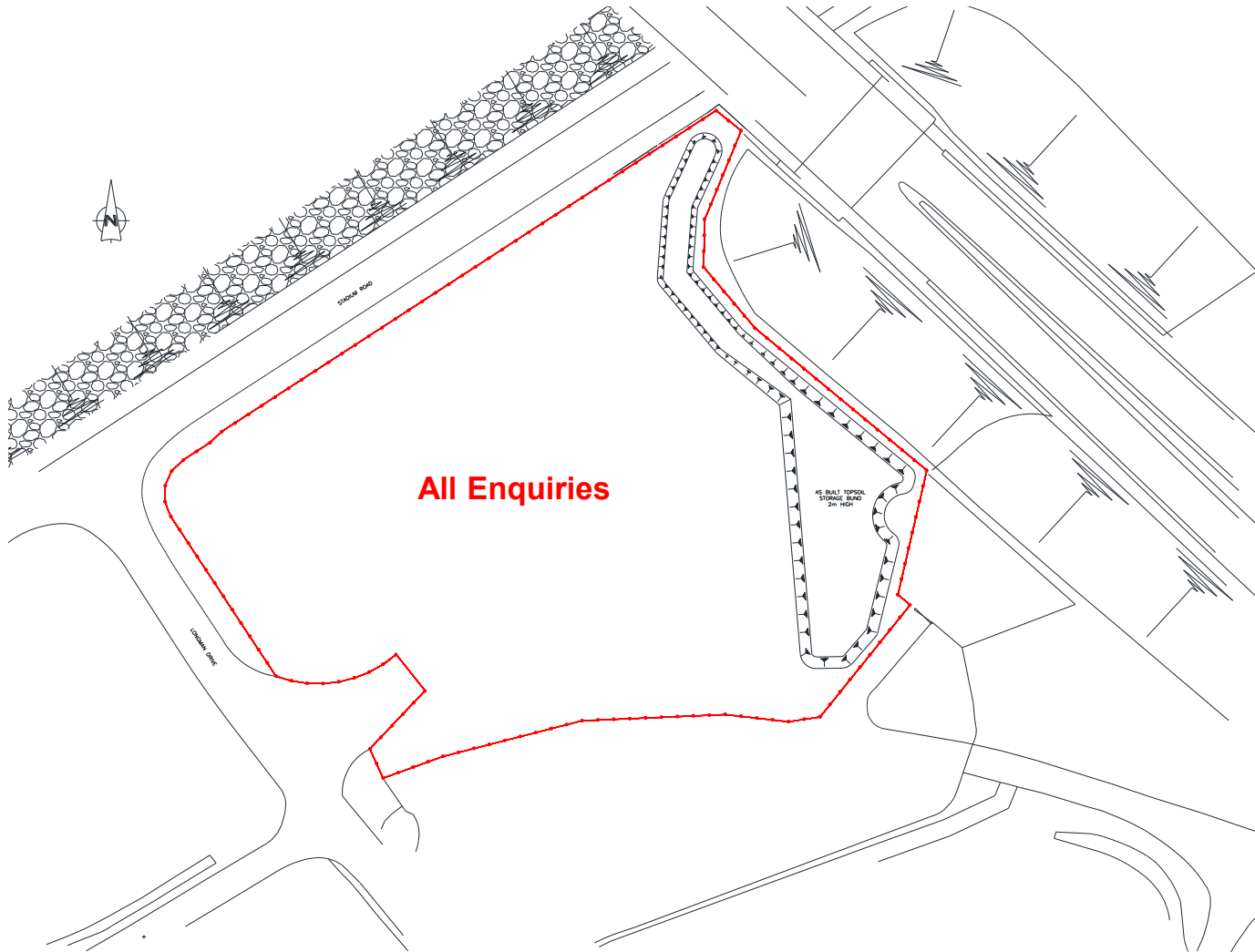
### TERMS

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. Immediate entry available, 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.





**All Enquiries**

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: July 2026

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Linda Cameron**

[Linda.cameron@shepherd.co.uk](mailto:Linda.cameron@shepherd.co.uk)



**Reece Henderson**

[r.henderson@shepherd.co.uk](mailto:r.henderson@shepherd.co.uk)

**Shepherd Chartered Surveyors**

Hazel House, Stoneyfield Business Park,  
Inverness, IV2 7PA t: **01463 712239**



### 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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