



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET

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YARD SPACE - INVERBREAKIE INDUSTRIAL ESTATE, INVERGORDON, IV18 0QR

- SITUATED WITHIN A WELL ESTABLISHED INDUSTRIAL AREA
- SUITABLE FOR A VARIETY OF USES
- YARD AREA - 229.35 M2 (2,469 FT²) APPROX

RENT: £6,000.00 PA



LOCATION

The subjects are located in Invergordon, on the Inverbreakie Industrial Estate. Invergordon occupies a strategic position on the Cromarty Firth in the Scottish Highlands, around 25 miles north of Inverness. The town benefits from excellent transport links via the A9 trunk road and the Far North railway line, providing direct connections to Inverness and beyond. Invergordon is a well-established industrial and port location, supporting the energy, shipping, and manufacturing sectors. It has a population of circa 4,000. Nearby occupiers are of mixed commercial use, including Howdens Joinery, Invergordon Self Storage, Emac Engineering, Origin Operations, and Invergordon Gas Supplies.

DESCRIPTION

The subjects comprise a secure industrial yard. The site is level, surfaced with Tarmacadam, and enclosed by palisade security fencing with gated access. The yard provides good vehicular circulation space and is suitable for a variety of industrial or storage uses.

ACCOMMODATION

Approximate Yard Area: 229.35 m² (2,469 ft²)

SERVICES

We understand that mains services are available; however, prospective tenants should satisfy themselves as to the adequacy and availability of these connections.

RATEABLE VALUE

To be assessed.

The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2025/2026, for rateable values under £51,000, excluding water and sewerage charges.

RENT

The subjects are available to rent at £6,000.00 excluding VAT per annum.

LEASE TERMS

The premises are available to lease on flexible terms subject to a repairing and insuring liability.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the purchaser being responsible for the cost of LBTT, registration dues and any VAT thereon.

ENTRY

Immediate entry is available subject to conclusion of legal missives.

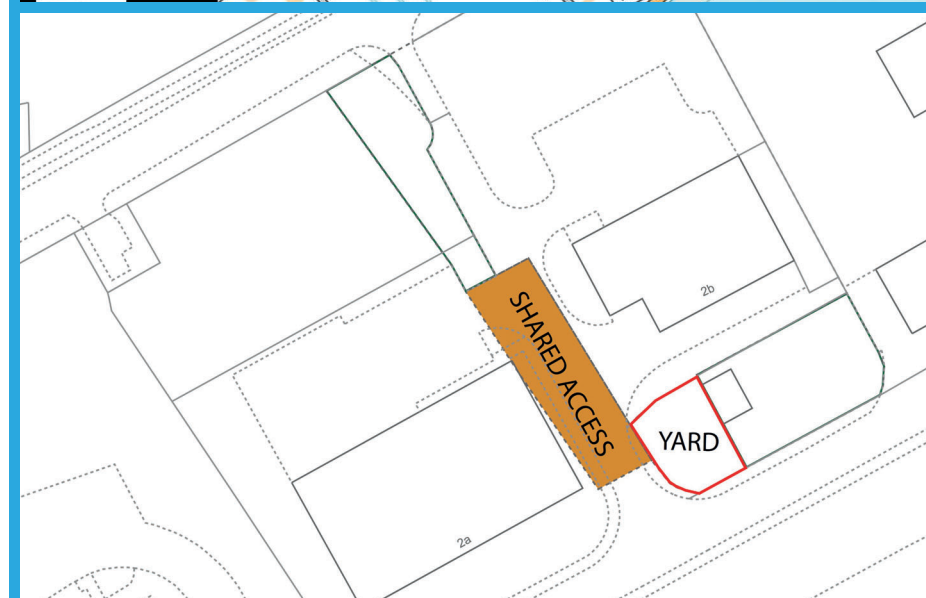
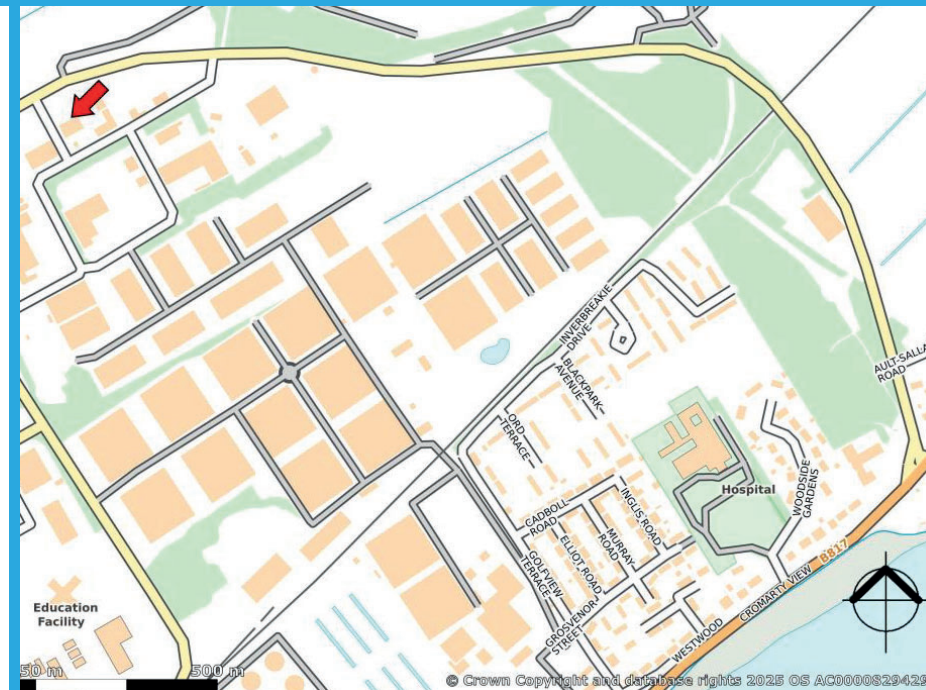
FURTHER INFORMATION

For further information please contact the sole agents Grant Stewart Chartered Surveyors.

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Disclaimer: The Agents for themselves and for their client whose agent they are give notice that:(1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart CS Ltd has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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