TO LET

GROUND FLOOR OFFICE

BURNS AND PARTNERS

SHEPHERD CHARTERED SURVEYORS

UNIT 4C, DALFABER INDUSTRIAL ESTATE, AVIEMORE, PH22 1ST

FLOOR AREA: 91.50 M^2 (985 FT^2) • POPULAR INDUSTRIAL ESTATE • EASY ACCESS TO A9 • ON-SITE CAR PARKING

RENT: £12,000 PER ANNUM • MAY QUALIFY FOR RATES RELIEF • AVAILABLE FROM 2ND JUNE 2025

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LOCATION

Dalfaber Industrial Estate is located on the northern periphery of Aviemore.

The estate is readily accessible from the main A9 trunk road. Inverness lies 30 miles to the northwest. Aviemore sits within the Cairngorms National Park and is a popular all year-round tourist destination.

National occupiers within the estate include Howdens Joinery, William Wilson, MKM Building Supplies and Screwfix.

DESCRIPTION

The property comprises a ground floor office suite forming part of a modern standalone building constructed in 2006, providing two-storey offices, workshop, secure yard and on-site car parking.

The building is of steel portal frame construction clad with insulated profile metal sheeting under a pitched metal sheet clad roof

The self-contained ground floor office suite of the building is available in separation and benefits from its own private access door.

The space is configured to provide an entrance vestibule, 3 office rooms, a staff kitchen plus staff toilet facilities.

The offices have been finished to a high standard and incorporate an attractive glazed curtain wall section. There are suspended ceilings with integrated lighting and electric comfort cooling.

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ACCOMMODATION

The approximate Gross Internal Area is as follows:-

Ground Floor Offices	91.50 m²	985 ft²
Total	91.50 m²	985 ft²

RATEABLE VALUE

The ground floor office suite will require to be reassessed for business rates on occupation. The suite may qualify for small business rates relief.

EPC

Available on request.

TERMS

The property is available "To Let" on FRI lease terms for a period to be agreed.

A rent of £12,000 per annum, plus VAT is sought for the ground floor office suite.

COSTS

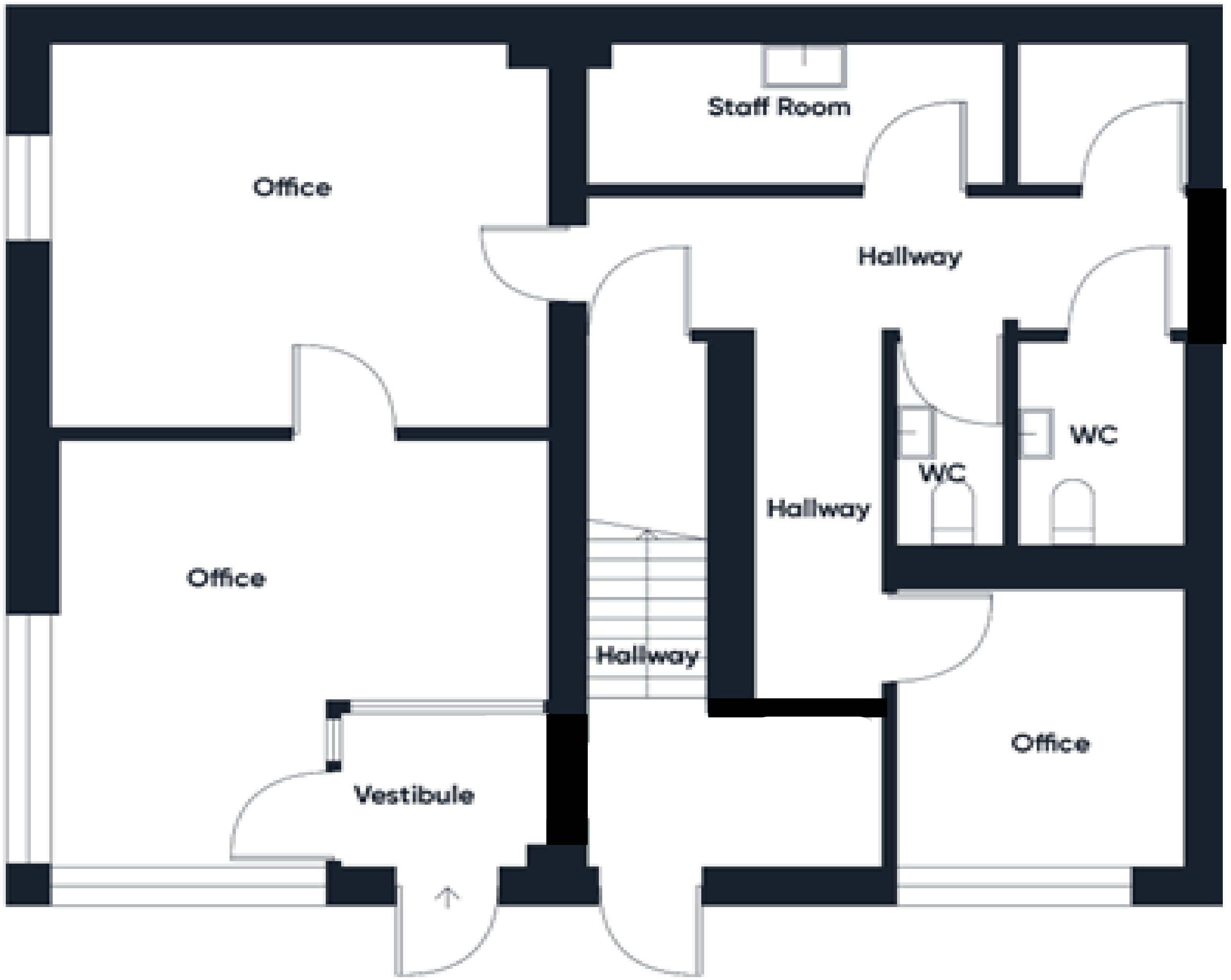
Each party to pay their own legal expenses.

In the normal manner, the incoming Tenant will be responsible for LBTT and Registration Dues, where applicable.

VAT will be added at the prevailing rate.

ENTRY

Entry is available from 2nd June 2025.



VIRTUAL TOUR
Click the following link for our virtual tour:- Virtual Tour

ANTI-MONEY LAUNDERING REGS
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.

FURTHER INFORMATION
For further information, please contact the joint agents:

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