

TO LET

GROUND FLOOR OFFICE

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



FLOOR AREA: 91.50 M² (985 FT²) • 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





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.



ACCOMMODATION

The approximate Gross Internal Area is as follows:-

Ground Floor Offices	91.50 m ²	985 ft ²
Total	91.50 m ²	985 ft ²

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

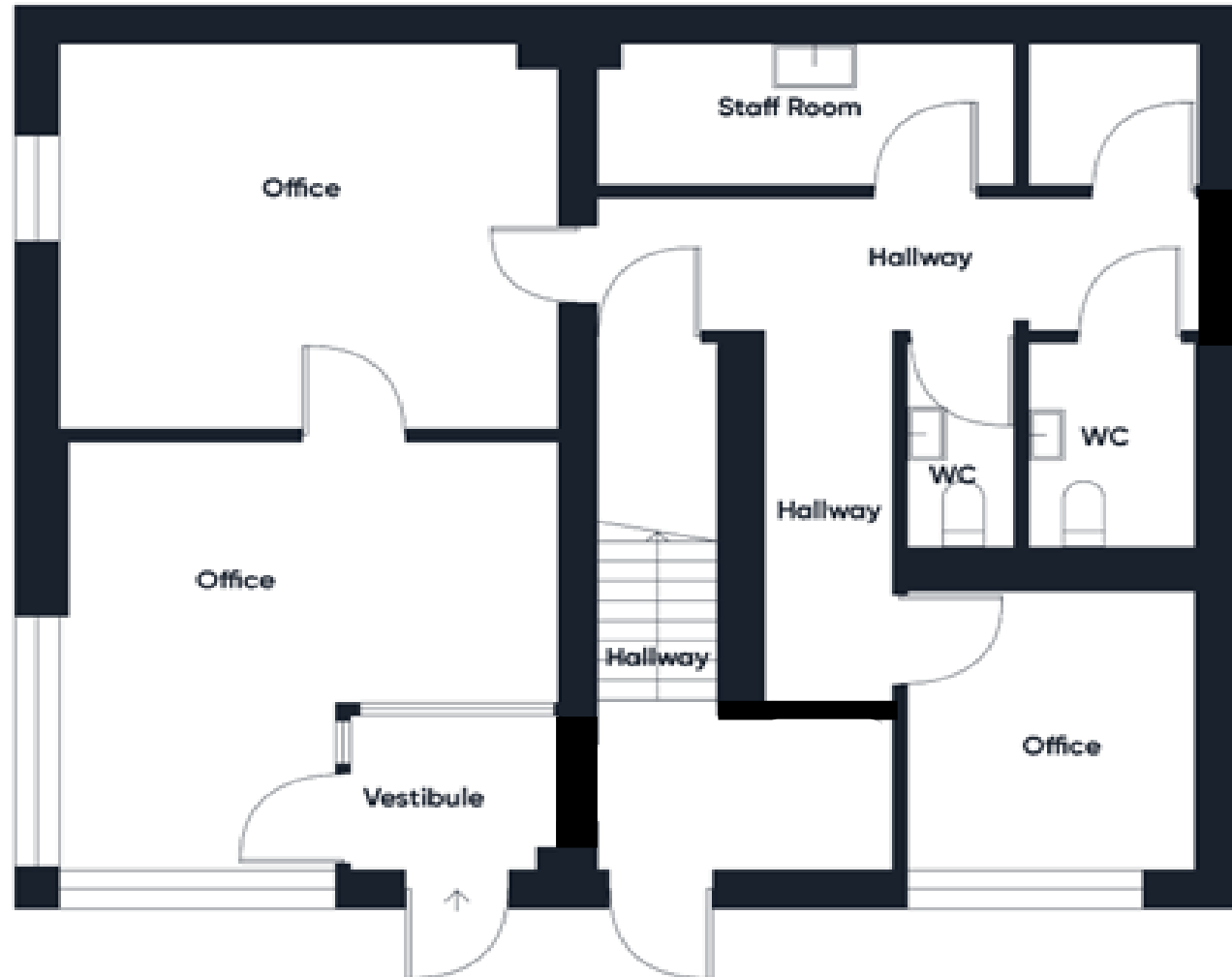
Each party to pay their own legal expenses.

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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Publication Date: December 2024

