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TO LET

**SITE 10D BAXTERS INDUSTRIAL ESTATE
MUIR OF ORD, IV6 7UF**



- Modern Industrial Building
- GIA of 3,068 Square feet (285.01 sq m)
- Capable of subdivision
- Secure Yard
- Easily accessible to A9
- Units available to rent from £8,750 per annum

LOCATION

The subjects are centrally situated within the Baxters Industrial Estate, Muir of Ord, within an established Industrial Location.

The subjects are located on the east side of the Industrial Estate in Muir of Ord off the B9169 which is the main route through the Industrial Estate, approximately 1 mile from the centre of Muir of Ord. The Industrial estate is situated between the villages of Muir of Ord and Beauly and reasonably accessible from the A9 trunk road via the Tore Roundabout. Surrounding properties are of a similar Industrial nature.

DESCRIPTION

The subjects comprise a modern, Steel Portal Frame Industrial Unit, clad with profile metal sheeting. The unit has three roller doors and 2 side doors.

A staff room, WC and tea preparation has been constructed internally.

The Unit is To Let as a whole but would be capable of separation into 2 separate self contained units.

The property would be suitable for a number of Industrial uses including storage and distributions, workshop and trade counter uses.

ACCOMMODATION

The Gross Internal Area extends to 3,068 Square feet (285.01 sq m), and the subjects can be split to form 2 units of 1,533 sq ft and 1,535 sq ft each with their own services.

SERVICES

The property is connected to mains water, electricity and drainage. There is an oil fired warm air blower.

RATEABLE VALUE

The subjects are entered in the current valuation roll with a rateable value of £16,250.

ENERGY PERFORMANCE CERTIFICATE

Available upon request. To be confirmed.

LEASE TERMS

A new lease is offered on a full repairing and insuring basis. Each party to the lease will be responsible for their own legal costs. Entry to be mutually agreed.

RENT

Rental offers starting in the region of £8,750 per annum for one unit.

VIEWING AND FURTHER INFORMATION

Strictly through Andy Gray and Cydney Risko at the letting agents Allied Surveyors Scotland.

Lyle House

Fairways Business Park

INVERNESS

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