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**TO LET**

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



- Modern Industrial Building
- GIA of 1,535 Square feet (142.57 sq m)
- Secure Yard
- Easily accessible to A9
- Available to rent at an annual rental of **£8,750** per annum.

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

## **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 two roller doors and one side door.

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

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 **1,535 Sq ft** (142.57 sq m).

## **SERVICES**

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

## **RATEABLE VALUE**

The rateable value of the property is required to be reassessed.

## **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 in the region of **£8,750** per annum for the entire building.

## **VIEWING AND FURTHER INFORMATION**

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

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