



**ALLIED
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Chartered Surveyors

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TO LET

**INDUSTRIAL UNIT & YARD
ALLENGRANGE, TORE, IV6 7SD**



- Modern Industrial Building
- GIA of 3,157 Square feet (293 sq m)
- Large Yard
- Easily accessible to A9
- Available to rent at an annual rental of **£20,000** per annum.

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

LOCATION

The subjects are located just 7 miles north of Inverness which is accessible via the main A9 route. The subjects lie adjacent to the A9 and have easy access via the nearby Tore roundabout. Inverness is the administrative capital of the Highlands and lies approximately 105 miles from Aberdeen and 170 miles from Glasgow. Surrounding occupiers include MD Fiddes and Caledonian Storage.

DESCRIPTION

The subjects comprise a modern, Steel Portal Frame Industrial Unit, clad with profile metal sheeting. The unit has two large roller doors and three side doors, with a yard area to the front.

Internally the unit is currently split into two units with one unit containing a inspection pit extending to 14m.

The property would be suitable for a number of Industrial uses including vehicle maintenance, storage, distribution, workshop and trade uses.

ACCOMMODATION

The Gross Internal Area extends to **3,157 Sq ft** (293 sq m).

SERVICES

The property is connected to mains electricity and water.

RATEABLE VALUE

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

ENERGY PERFORMANCE CERTIFICATE

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 **£20,000** per annum.

VIEWING AND FURTHER INFORMATION

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

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