



ALLIED
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Chartered Surveyors

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TO LET

INDUSTRIAL UNIT
UNIT 2, CROMWELL BUILDINGS,
LOTLAND STREET, INVERNESS



- **Industrial Unit available within the popular Longman Industrial Estate**
- **Suitable for a variety of occupiers subject to the relevant consents**
- **Newly Refurbished**
- **GIA of 1,763 sq ft (164 sq m)**
- **Available for £16,000 per annum**

LOCATION

The subjects are located on Lotland Street, within the Longman Industrial Estate, the main industrial location in the Highland Capital of Inverness. The subjects benefit from close proximity to both the city centre and also the road network with the A9, A96 and A82 being nearby.

Surrounding occupiers include Commissioning Solutions Scotland and MacGregor Industrial Supplies.

DESCRIPTION

The subjects comprise newly refurbished semi detached industrial units of rendered block construction incorporating a roller shutter door, personnel entrance doors and single glazed windows. The roof is of a pitched design to the main building with a mono pitched section to the side, both clad in profile sheeting.

ACCOMMODATION

The property benefits from an open plan area internally with a WC and office located to the front of the unit. The subjects have been measured in accordance with the RICS Property Measurement (2nd Edition) 2018 at 1,763 Square feet (164 sq m).

SERVICES

The properties are connected to mains water, electricity and drainage. Heating within the office and WC is via wall mounted electric heaters.

RATEABLE VALUE

The subjects are entered in the current valuation roll with a rateable value of £14,750, making them eligible for 100% rates relief for eligible properties under the Small Business Bonus Scheme.

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 starting in the region of £16,000 per annum.

VIEWING AND FURTHER INFORMATION

Strictly through Andy Gray and Cydney Risko at the letting agents:

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