

TO LET
BUSINESS UNITS
AVAILABLE EARLY 2024

**GRAHAM
SIBBALD**



Commercial Units (Units 15 A-H), Broadford East Site, Broadford Industrial Estate, Broadford, Isle of Skye, IV49 9AB

- Eight New Build Units Available
- 4x Units - 62.95 sqm / 678 sq ft
- 4x Units - 64.90 sqm / 698 sq ft
- Use Class 4 Occupiers Sought



H I E
Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



LOCATION

The subjects are situated in a prominent position adjacent to the A87 trunk road to the western end of the village of Broadford, Isle of Skye. The subjects also sit to the eastern side of Broadford Industrial Estate. Surrounding occupiers including Saint Gobain Building Ltd and Menzies Distribution.

Broadford is located to the south eastern end of the Isle of Skye. Inverness is approximately 88 miles east of Broadford, whilst Glasgow is approximately 184 miles south. The village benefits from regular bus links to the mainland and the rest of the island.

DESCRIPTION

This new development is anticipated to be completed in early 2024 and will be built to a high standard.

The development comprises of a terraced commercial/industrial building that will be split internally in to two back-to-back terraces of commercial/industrial units with a total of eight units overall. Units 15 E-H also contain a steel framed mezzanine level providing additional office/storage space.

The building will be of steel frame construction. Each unit will benefit from a dedicated roller shutter door as well as WC facilities and tea prep facilities.

Shared yard and car parking will be provided, including EV charging points.

ACCOMMODATION

The gross internal area of the subject units extends to approximately: -

UNIT	SQ.M	SQ.FT
Unit 15A	62.95	678
Unit 15B	62.95	678
Unit 15C	62.95	678
Unit 15D	62.95	678
Unit 15E*	64.90	698
Unit 15F*	64.90	698
Unit 15G*	64.90	698
Unit 15H*	64.90	698

*Please note the floor area quoted is inclusive of a first floor mezzanine level.

RATEABLE VALUE

To be determined on completion.

VAT

Applicable on all costs.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred with any transaction

RENTAL

The rent for each unit is available on application

GENERAL

A closing date will be set for expressions of interest. HIE's decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest, or indeed any, offer. Further to this, HIE has a duty to respond to asset transfer requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a Best Value Basis when there is community interest in the property. We will notify interested parties if bids will be valued on a Best Value Basis prior to setting a closing date. For more information see HIE's Community Assets webpage here ([link below](#))

[Community Assets | Highlands and Islands Enterprise | HIE](#)

LEASE TERMS

The premises will be available for lease on tenant full repairing and insuring terms for a minimum period of five years. Any lease period in excess of five years will be subject to five yearly rent reviews. The permitted use is for business use falling within use Class 4 of the Town & Country Planning (Use Class) Scotland 1997. Any tenant will require to satisfy themselves that the proposed use falls within the permitted use class.

A deposit of 3 months rental will be required on entry.

A service charge is applicable for the upkeep of common areas of the estate.

SERVICES

On completion the premises will be connected to mains electricity and water supplies with drainage being to the public sewer. Heating will be provided via an Air Source Heat Pump.

VIEWING

To be arranged via Graham + Sibbald.

To arrange a viewing please contact:



Callum Maclean

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: December 2022