

Industrial For Sale

CBRE

2A River Drive

1558.38 Sq M (16,744 Sq Ft)

Teaninich Industrial Estate
Alness
IV17 0PG



Location

The property is located on the south side of River Drive which forms part of Teaninich Industrial Estate – the principal industrial area serving the town of Alness. Alness is located around 22 miles north of Inverness and adjacent to the A9 trunk road.

The surrounding area is predominately industrial in use with nearby occupiers including Aventus Energy, Northern Recycling Solutions, Alness Removal & Storage and Teaninich Distillery.

Description

The subjects comprise an industrial complex featuring an original building, link canopy and new workshop together with car parking and yard area.

ORIGINAL WORKSHOP

The original workshop is of steel portal frame construction, incorporating insulated profile metal clad walls and a pitched insulated profile metal clad roof incorporating translucent panels. The building includes single storey offices and mezzanine stores.

Internally, the building comprises of a mechanical workshop with access pits and benefits from 4 no. roller shutter door. The unit has an eaves height of 4.75 metres

LINK BUILDING

The link building between the original workshop and the 2014 new building workshop is of steel portal frame construction incorporating pointed block and profile metal clad walls under a pitched profile metal clad roof. There is no front wall to the link building.

NEW WORKSHOP

The 2014 new build workshop is of steel portal frame construction incorporating dado block and insulated profile metal clad walls under a pitched insulated profile metal clad roof including translucent panels. The building includes 2-storey offices and a mezzanine store.

The unit has an eaves height of 6 metres. Access is via 2 no. roller shutter doors. (H 5.75m W 4.12m)



Accommodation

| ORIGINAL WORKSHOP | Sq M | Sq Ft |
|-------------------|---------------|--------------|
| Offices / Stores | 99.48 | 1,071 |
| Warehouse | 326.97 | 3,520 |
| TOTAL | 426.45 | 4,590 |

| LINK BUILDING | | |
|---------------|--------|-------|
| Canopy | 489.60 | 5,270 |

| NEW WORKSHOP | | |
|------------------|---------------|--------------|
| Offices/Stores | 323.89 | 3,486 |
| Workshop | 236.85 | 2,549 |
| Mezzanine | 81.59 | 878 |
| Sub Total | 642.32 | 6,914 |

The total site area is approximately 0.3 ha (0.741 acres) or thereby.

Price

£450,000

Rateable Value

The proposed Rateable Value effective from 1 April 2023 is £65,250.

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

VAT

All figures quoted are exclusive of VAT.



Energy Performance Certificate

Further information is available upon request.

Planning

We understand the subjects benefit from Class 5 (General Industrial) under the Town & Country Planning (Use Classes)(Scotland) Order 1997.

All interested parties should make enquiries on planning matters directly with Highland Council Planning Department.

Date of Entry

The property is available for immediate occupation.

Closing Date

Our client reserves the right to set a closing date should they wish.

Parties should formally note their interest in the first instance via their appointed solicitors. All parties noting formal interest via their solicitors will be informed of any potential closing date in due course.

Anti Money Laundering Requirement

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, personal and or detailed financial and corporate information will be required prior to any transaction concluding.



Contact Us



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