

TO LET
WORKSHOP/WAREHOUSE PREMISES



**16 Walker Place, Longman Industrial Estate,
Inverness, IV1 1TY**

- New FRI Lease Available
- GIA: 200.07 sq.m / 2,154 sq.ft or thereby
- Rental: £22,000 per annum net of VAT
- Situated on the Popular Longman Industrial Trading Estate

LOCATION

The property is situated on Walker Place which is part of the popular Longman Industrial trading estate accessed off Walker Road. The surrounding uses are of mixed type with both local and national occupiers. The Longman Industrial Estate offers excellent links to the trunk road network including the A9 to the north and south and the A82.

ACCOMMODATION / DESCRIPTION

The accommodation may be summarised as follows —

Ground floor, main warehouse/workshop, teaprep, office 1 and toilet, plus mezzanine level (stair access to lightweight stores only).

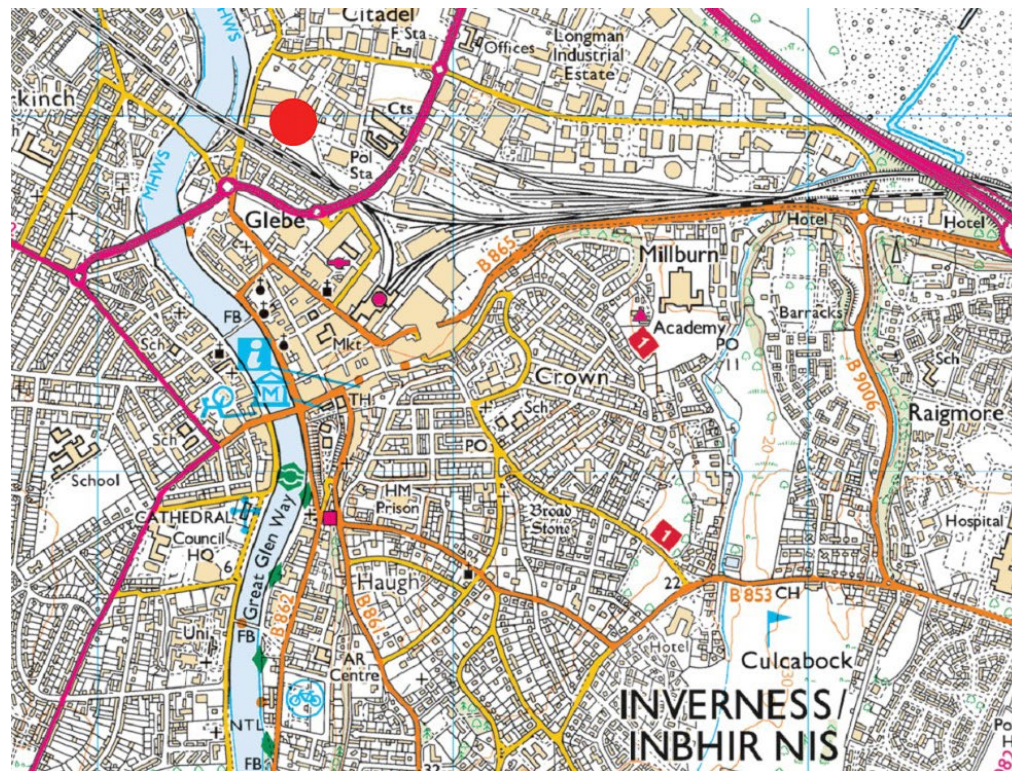
The total gross internal area extends to approximately 200.07 sq.m / 2,154 sq.ft or thereby.

SERVICES

We understand the property is connected to mains water and electricity with drainage to the main sewer. There is electric heating within the ancillary areas.

RATEABLE VALUE

The property is entered into the current Valuation Role as having a rateable value of £14,750.



LEASE TERM

The property is offered for lease on a Full Repairing and Insuring basis for a minimum period of 5 years.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

Applicable.

EPC

To be confirmed.

RENTAL

A rent of £22,000 per annum is sought payable quarterly in advance.

REFERENCE NO.

INV/2023/08/0022

To arrange a viewing please contact:



Jack Sibbald
Student Surveyor
07771 346 938
jack.sibbald@g-s.co.uk



Andrew Rose
Director
07789075209
Andrew.Rose@g-s.co.uk

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2023