

## INDUSTRIAL

- > STANDALONE UNIT | 2,220 FT<sup>2</sup>
- > DEDICATED PARKING SPACES
- > GOOD ACCESS/CIRCULATION FOR HGV'S
- > SUITABLE FOR VARIOUS USES INC. STORAGE & DISTRIBUTION
- > RENT £17,500 PER ANNUM
- > QUALIFIES FOR 100% RATES RELIEF



# TO LET

**UNITS 8 & 9, FODDERTY WAY, DINGWALL, IV15 9XB**

**CONTACT:** Linda Cameron: [linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk) | Neil Calder: [n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk) | Tel: 01463 712239 | [www.shepherd.co.uk](http://www.shepherd.co.uk)







**LOCATION**

Fodderty Way connects directly on to the Dingwall – Ullapool Trunk Road (A834) and lies approximately 1 mile east of Dingwall town centre. The Business Park provides a healthy mix of industrial and office users including VAKI Scotland, Highlands & Islands Enterprise (HIE), RJ MacLeod and the Forestry Commission. Inverness lies approximately 14 miles south east of Dingwall and is known as the Capital of the Highlands.

**DESCRIPTION**

Standalone industrial unit constructed 2014. Steel portal frame design with an eaves height of approximately 5m. Three electrically operated roller shutter doors with width x height opening dimensions of 3.0m x 4.5m and 2no. at 6.0m x 3.0m.

Internally, clear span industrial space with office and staff welfare facilities. Designated on-site parking spaces with good access/circulation space for HGV's.

**FLOOR AREA**

Gross Internal Area: 206.24 m<sup>2</sup> | 2,220 ft<sup>2</sup>.

**RATEABLE VALUE**

Currently entered in the Valuation Roll at £11,000. The property qualifies for 100% relief in terms of the Small Business Bonus Scheme.

**EPC**

To be confirmed.

**LEASE**

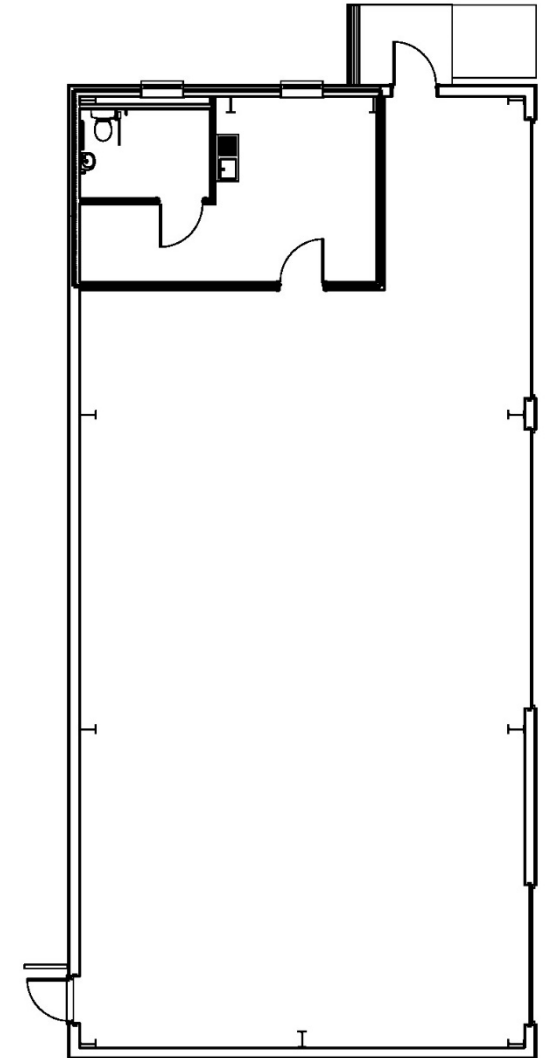
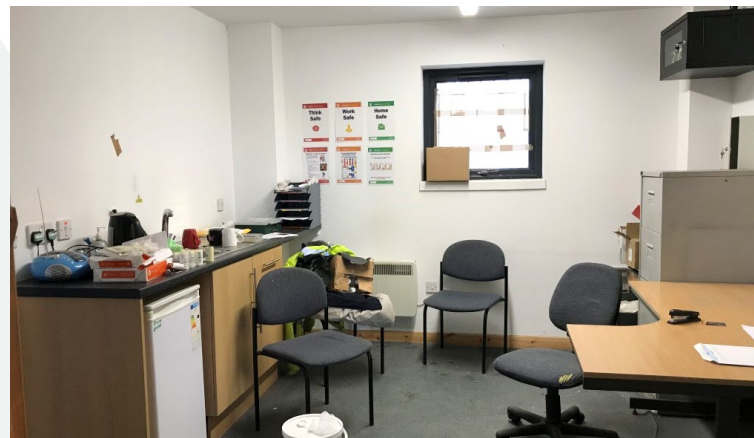
To Let on standard terms at £17,500 per annum, exclusive of VAT.

**ENTRY**

Please contact the agent for more information.

**COSTS**

Each party will bear their own legal costs. The incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors, Mulberry House, 39/41 Harbour Road, Inverness, IV1 1UA

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