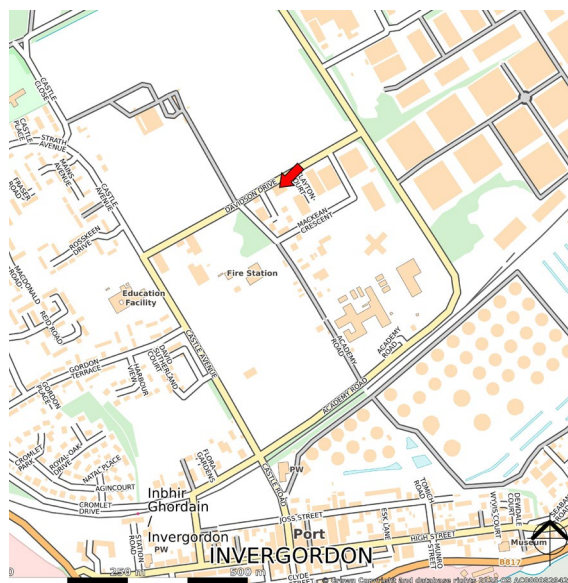




## Unit 14, Clayton Court, Invergordon, IV18 0SB.

Large Industrial Unit with Yard on Popular Industrial / Trading Estate.

- GIA: 263.63 Sq.m / 2,838 Sq.ft or thereby + mezz.
- New Full Repairing and Insuring lease
- Rental : £20,000pa net of VAT
- Yard Area / Car Parking





## LOCATION

The property is located on Clayton Court in the Castle Avenue Industrial Estate on the outskirts of Invergordon. It occupies a good position adjacent to the main road allowing for excellent signage opportunities. Access is from the common yard area. The property is well placed to access the A9 south to Inverness or north to Caithness.

## DESCRIPTION

The property is a single storey semi detached industrial unit. It has the benefit of an enclosed yard to the side and car parking along the front of the building. The main outer walls are of a steel portal frame infilled with concrete block and roughcast externally all under a pitched and metal profile sheet roof. There is high level glazing in the side elevation providing additional natural light into the unit. Internally the property provides a good standard of ancillary accommodation which could be reconfigured if necessary by any incoming tenant.

## ACCOMMODATION

The Gross Internal Area (G.I.A.) of the unit is 263.63 Sq.m / 2,838 Sq.ft or thereby plus the mezzanine area. The main roller door entrance is approximately 2.99m wide and 3.5m high.

The property has an eaves height of 3.5m rising to a ridge height of 6m.

The accommodation can be summarised as follows;

Warehouse Areas 1 & 2, Entrance Hall, Reception, Admin, Office 1, 2 & 3, Inner Hall with Tea Prep, Ladies & Gents Toilets.

Mezz — Lightweight Storage with Store Room.

## SERVICES

The property has the benefit of mains water and electricity with drainage to the public sewer. There is limited electric heating. It is assumed the private gas supply (metered) has been disconnected.

## RENTAL

£20,000pa net of VAT payable quarterly in advance.



## RATEABLE VALUE

The present Rateable Value is £13,200.

## LEASE TERMS

The subjects are available on the basis of a new full repairing and insuring lease for a minimum of 5 years.

## LEGAL COSTS + VAT

Each party will be responsible for their own legal costs. Should LBTT or registration dues be applicable the tenant will be liable.

Any rents quoted are exclusive of VAT.

## EPC

Band 'C' - (Date of Certificate 13 June 2024)

## USE

The property would be suitable for Use Class 4, 5 & 6.

## COMMON YARD

There is a common yard. There is an assumed obligation to contribute towards its upkeep as required. Details TBC.

## VIEWING

Graham + Sibbald  
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To arrange a viewing please contact:



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