

# TO LET

LARGE INDUSTRIAL UNIT WITH YARD & CAR PARKING ON  
POPULAR INDUSTRIAL / TRADING ESTATE



Unit 15 + 16, Clayton Court,  
Castle Avenue Industrial Estate,  
Invergordon, IV18 0SB.

- GIA: 878.36 Sq.m / 9454Sq.ft or thereby
- New Full Repairing and Insuring lease
- Rental : On Application
- Yard Area / Car Parking
- May Sub-Divide





### LOCATION

The property is located on Clayton Court in the Castle Avenue Industrial Estate on the outskirts of Invergordon. It occupies a good position close to the main road allowing for easy access. There is an access from MacKean Crescent and 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 detached industrial unit. It has the benefit of an enclosed yard and car parking along the side 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. Internally the property provides ancillary accommodation which could be reconfigured if necessary. The property lends itself to sub-division.

### ACCOMMODATION

The Gross Internal Area (G.I.A.) of the unit is 878.36 Sq.m / 9,454 Sq.ft or thereby. The main roller door entrance is approximately 3.5m wide by 4m high.

The property has an eaves height of 4.3m rising to a ridge height of 7m.

The accommodation can be summarised as follows;

Warehouse Areas 1 & 2, Entrance Hall, Office 1, 2 & 3 and Toilets.

### SERVICES

The property has the benefit of mains water and electricity with drainage to the public sewer. The property has oil fired heating at present with this being switched to gas potentially. TBC.

### RENTAL

On application (Payable quarterly in advance).

### RATEABLE VALUE

The present Rateable Value is £34,250

### LEASE TERMS

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

### SUB-DIVISION

The unit lends itself to sub-division. If split the two units would have the following approximate floor areas.

Unit 1 - 291.37 Sq.m / 3136 Sq.ft  
Unit 2 - 586.99 Sq.m / 6318 Sq.ft

### 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 area. There is an assumed obligation to contribute towards its upkeep as required. Details TBC.

Viewing + Office Address  
Graham + Sibbald  
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To arrange a viewing please contact:



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### IMPORTANT NOTICE

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