

TO LET
SHOWROOM / COMMERCIAL / INDUSTRIAL



**6 Harbour Road, Longman Industrial Estate
Inverness, Highland, IV1 1PB**

Commercial / Industrial premises on popular industrial estate close to city centre

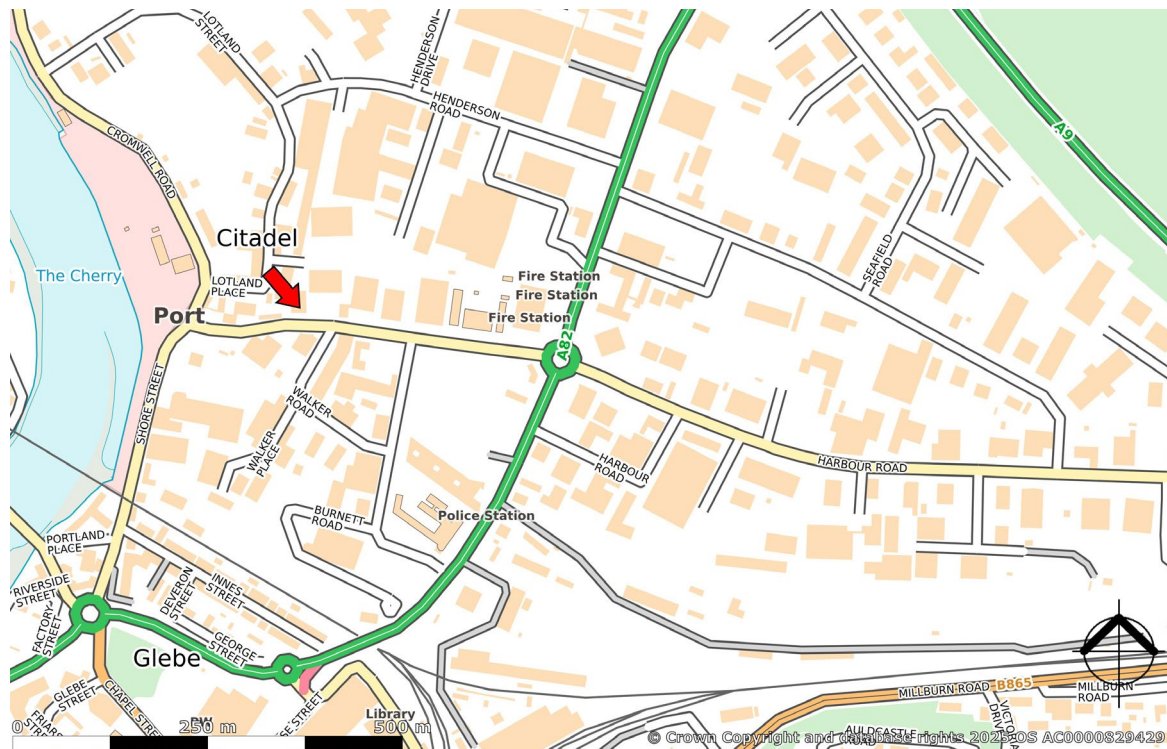
- GIA — 470.16 Sq.m / 5,061 Sq.ft or thereby
- New Full Repairing and Insuring Lease available
- Rental — £70,000 per annum net of VAT
- New Build / Part Refurb
- Large Yard Area

LOCATION

The property is situated on Harbour Road which is the main thoroughfare on the Longman Industrial Estate. This is the main business / industrial location and the premises are well situated to access the trunk road network. Nearby businesses are mixed having both national and local firms in the area.

DESCRIPTION

The property comprises a showroom (potentially suitable for office use) and warehouse. The front showroom area is new build and the rear warehouse is refurbished space. The final site works are still to be completed but it is understood there will be parking at the front of the property.



ACCOMMODATION

The accommodation may be summarised as follows:

Area	Sq m	Sq ft
Showroom	228.5	2,460
Warehouse	241.67	2,601

In addition there is a large mezzanine level over the showroom.

The total Gross Internal Floor Area is 470.16 Sq.m /5061sq.ft or thereby over the ground floor excluding mezzanine.

EPC

On application. The property is nearing completion and the EPC will be assessed asap.

SITE

The premises are on a site of approximately 0.462 acres or thereby. An additional area of yard extending to 0.159 acres can be made available to prospective tenants.

DATE OF ENTRY

Subject to agreement.

SERVICES

The subjects will benefit from mains water, electricity and drainage.

LEGAL COSTS

Each party will be liable for their own legal costs with the incoming Tenant being liable for any LBTT or registration dues and VAT where applicable.

VAT

All figures quoted are net of VAT.

RENT

£70,000 per annum, net of VAT.

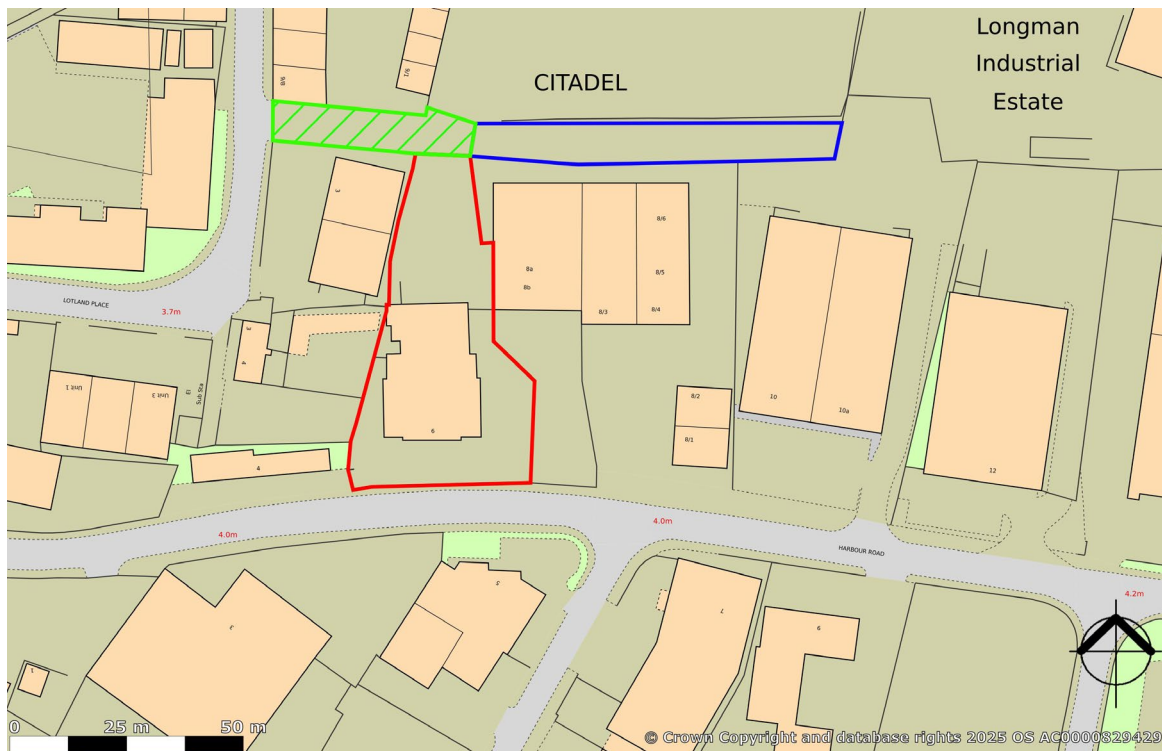
LEASE TERMS

A new Full Repairing and Insuring Lease for a minimum period of 5 years is sought.

RATEABLE VALUE

To be assessed.

The red outline is the site, blue outline is the potential additional yard and hatched green area is the common access roadway.



The site plan is to indicative. Not to scale.

VIEWING

Graham + Sibbald

4 Ardross Street

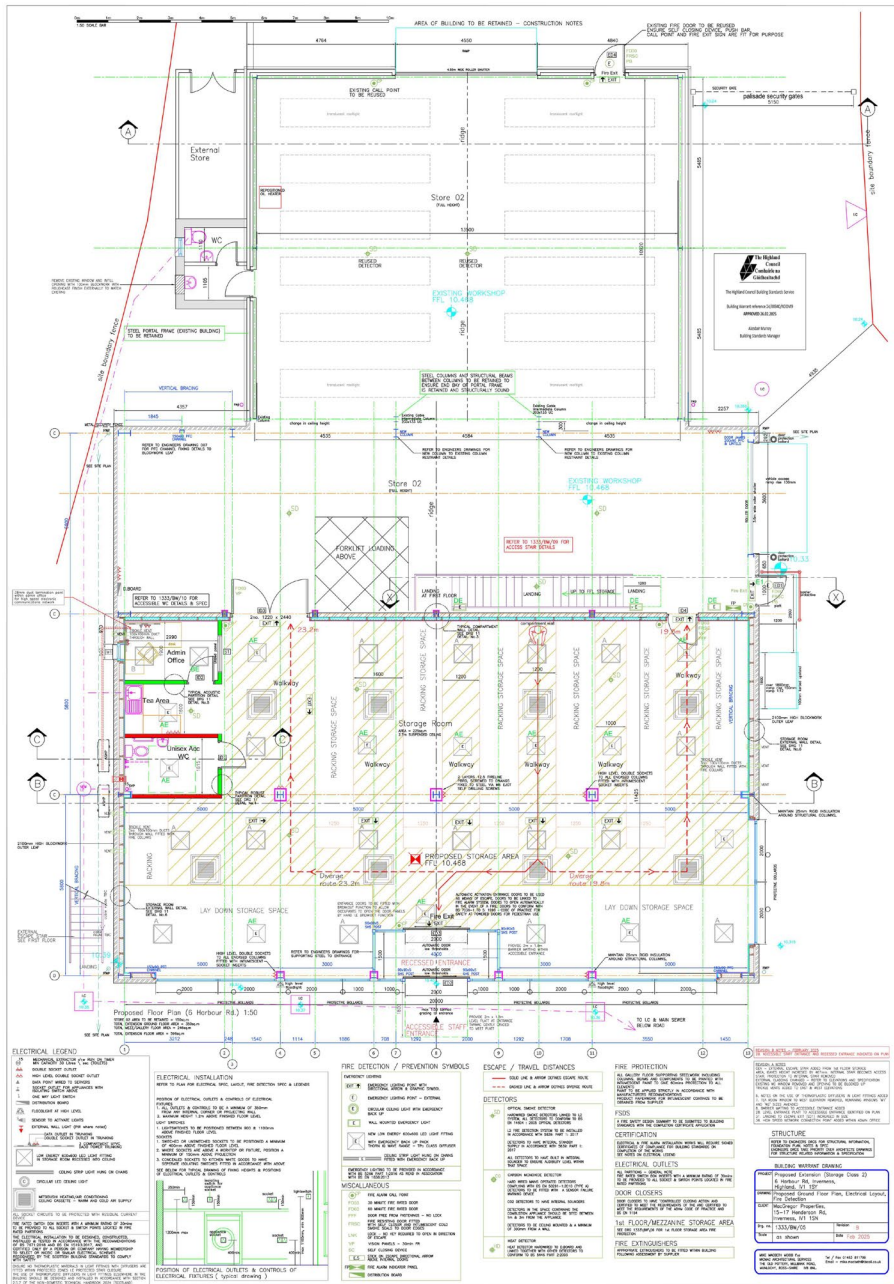
Inverness

IV3 5NN

SERVICE CHARGE / COMMON AREAS

We are unaware of any service charge arrangement. There is a common access which is assumed to be private at the rear of the property.





The floor plan is to indicative. Not to scale.



To arrange a viewing please contact:



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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. Date Published: November 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.