

# COMMERCIAL UNITS TO LET

33 HARBOUR ROAD, INVERNESS, IV1 1UA

UNITS FROM 120m<sup>2</sup> UP TO 3,421m<sup>2</sup>

AVAILABLE EARLY 2016



**Grant Stewart**

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS





HARBOUR ROAD

102000

HARBOUR ROAD

## SITE

SITE BOUNDARY (RED)  
8955m<sup>2</sup>  
0.8955 Hectares  
2.213 Acres

### NOTES:

SITE PLAN INDICATES EXISTING  
SITE LAYOUT.

PROPOSED BUILDING INDICATED  
IN GREEN DASHED LINES

Ex. FH



## LOCATION

Harbour Road is the prime thoroughfare within the Longman, which is the main industrial trading area in Inverness. The subjects are centrally located on Harbour Road within a busy cul-de-sac. The property enjoys easy access to the A9 and A96 which are the main arterial trunk roads serving the Highland and Grampian areas. The neighbouring occupiers comprise a wide mix of national and established local traders including; AJG Parcels, RBS, Sharon Leon and Sheffield Insulations.

## DESCRIPTION

The subject comprises new commercial units ranging from 120m<sup>2</sup> upwards. The units will be constructed to a "Shell Condition", ready for a Tenant fit out.

## SERVICES

Each unit will have main water and electricity connection available, with drainage to the new sewer.



# VISUALISATIONS AND ELEVATIONS



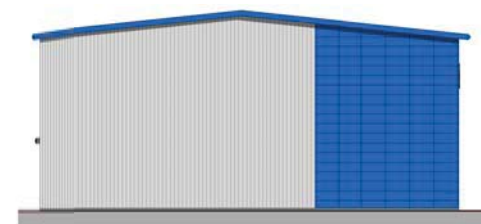
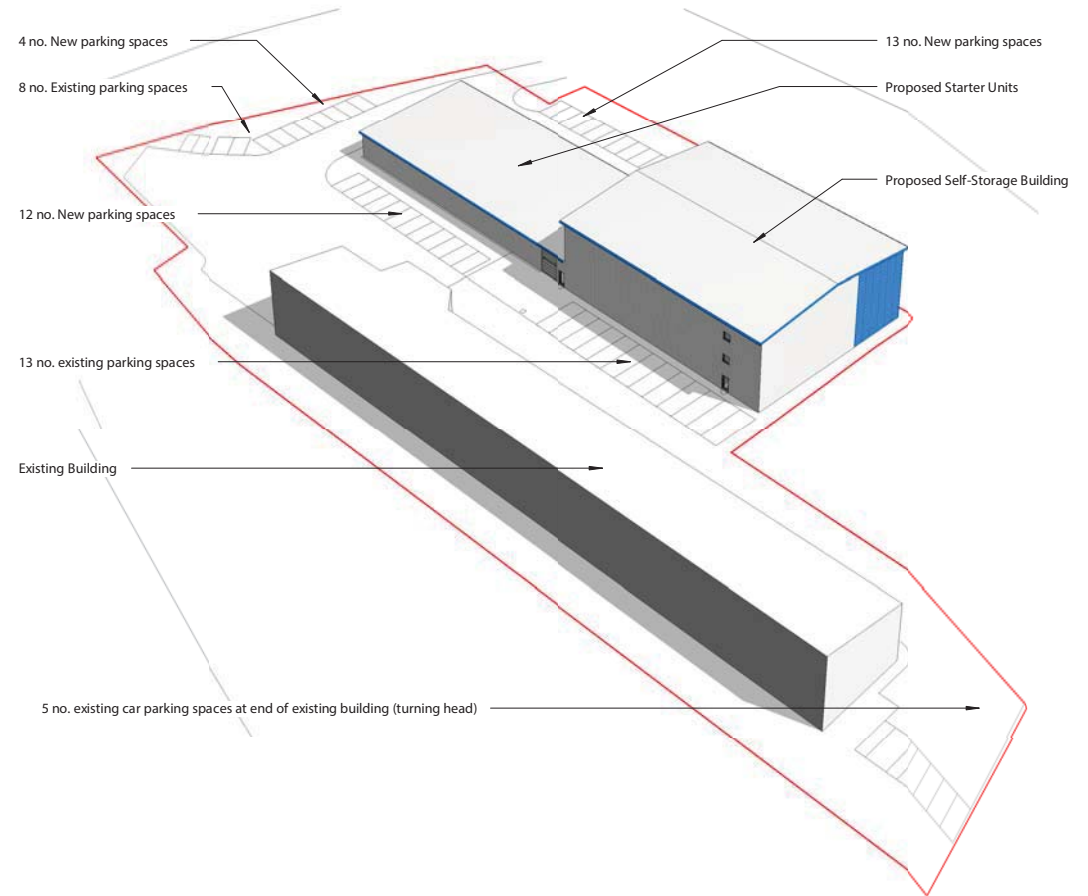
North Elevation

1:200



South Elevation

1:200



East Elevation

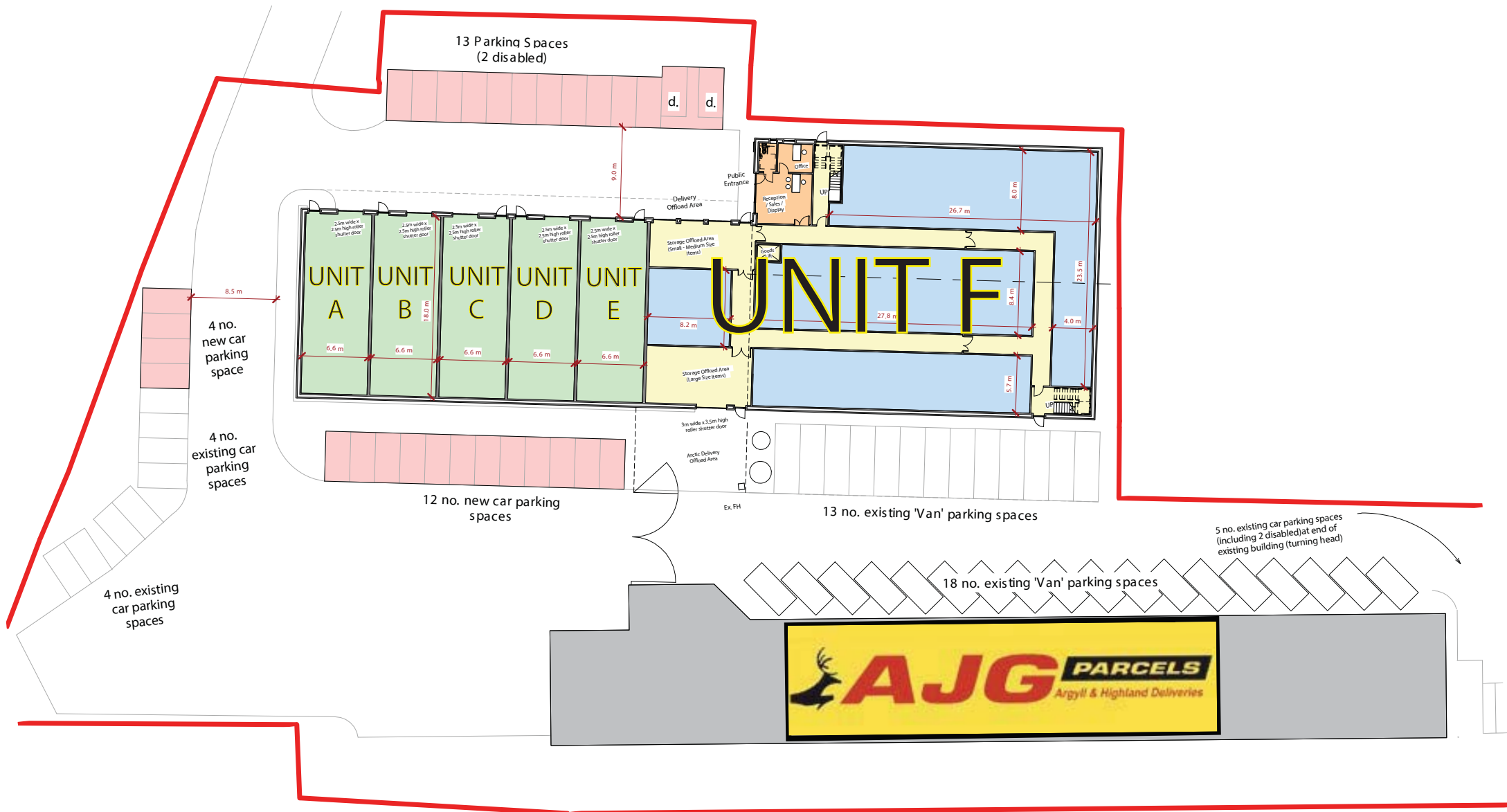
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West Elevation

1:200

# SITE PLAN



## RENT

UNIT	AREA	RENTAL
A	120 m <sup>2</sup>	£15,000
B	120 m <sup>2</sup>	£14,000
C	120 m <sup>2</sup>	£14,000
D	120 m <sup>2</sup>	£14,000
E	120 m <sup>2</sup>	£15,000
F	up to 2,821 m <sup>2</sup>	On Application

## COSTS

The incoming occupier will be responsible for our Client's reasonably incurred costs, Stamp Duty Land Tax, Registration Dues and VAT thereon.

## VAT

All rentals will be subject to VAT at the prevailing rate.

## ENTRY

The subjects will be available for entry in early 2016.

## FURTHER INFORMATION

For further information and viewing arrangements please contact the sole agents:-

Contact: Grant Stewart

Email: [gs@gs-cs.co.uk](mailto:gs@gs-cs.co.uk)

Grant Stewart Chartered Surveyors

Ness Mews

Ardross Place

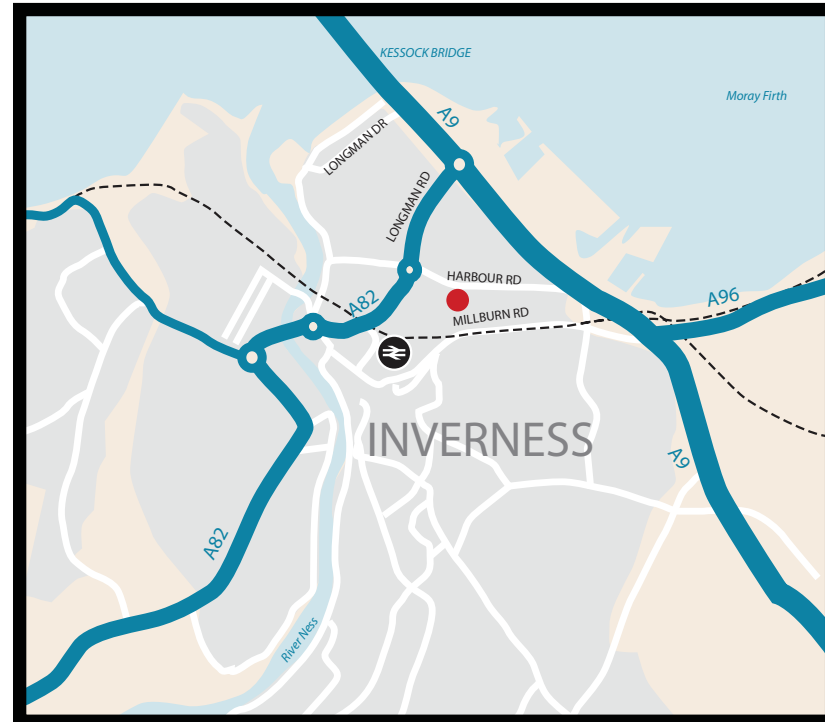
Inverness

IV3 5BY

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## Safe and Sound...



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