



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET

www.gs-cs.co.uk
Tel. 01463 718719



- FULLY INSULATED STORAGE BUILDING WITH YARD
- EXTENDING TO 624.31 m² (6,720 ft²)
- SUITABLE FOR A VARIETY OF INDUSTRIAL USES

STORAGE BUILDING AND YARD, KINCHYLE FARM, NAIRN
RENT: SUITABLE OFFERS WILL BE CONSIDERED
ADDITIONAL YARD AREA AVAILABLE BY NEGOTIATION

LOCATION

Nairn is a popular sea-side market town located approximately 16 miles east of Inverness and has a population of approximately 11,500. It is a popular sea-side destination with renowned beaches and championship golf courses. The town is served by a mainline railway and is only 10 miles from Inverness Airport. Forres Road is the main arterial route through Nairn.

Specifically, the subjects are situated in a rural location approximately 2.5 miles north east of Clephanton and 3.7 miles south west of Nairn on the B9091. The site is also accessible directly via the junction at the Nairn Camping and Caravanning Club on the A96, the subjects are approximately 2.2 miles from this location.

DESCRIPTION

The subjects comprise a warehouse of concrete block and steel frame construction with a pitched sheet metal clad roof extending to 624.31 m² (6,720 ft²) with additional yard areas to the front, side and rear elevations. The subjects also benefit from an insulated floor along with 40mm insulated cladding to both gable ends and the roof. The elevations allow for ventilation for climate control, however if required, insulated cladding could be installed here also.

SERVICES

The subjects have mains connections to water and electricity.

RENT

Suitable offers will be considered. There are also additional areas of land available surrounding the subjects (supplementary rent depending on requirement).

RATEABLE VALUE

The subjects are not currently listed in the valuation roll and will require a new valuation to be prepared by the Scottish Assessors Association upon occupation.

VAT

The subject has not been elected for VAT. Therefore VAT is not applicable to the rent.

FURTHER INFORMATION

For further information please contact the sole agents Grant Stewart Chartered Surveyors.

Grant Stewart
Email: gs@gs-cs.co.uk

Grant Stewart Chartered Surveyors,
Ness Mews,
Ardross Place,
Inverness, IV3 5BY

Tel: 01463 718719
Fax: 01463 710712

