



**Grant Stewart**

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DEVELOPMENT CONSULTANTS

**TO LET**

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## 2B INVERBREAKIE INDUSTRIAL ESTATE, INVERGORDON, IV18 0QR

- SITUATED WITHIN A WELL ESTABLISHED INDUSTRIAL AREA
- SUITABLE FOR A VARIETY OF USES
- GIA - 544 M<sup>2</sup> (5,856 FT<sup>2</sup>) APPROX

RENT: £47,500.00 PA



**RENT REDUCED**

**LOCATION**

The subjects are located in Invergordon, on the Inverbreakie Industrial Estate. Invergordon occupies a strategic position on the Cromarty Firth in the Scottish Highlands, around 25 miles north of Inverness. The town benefits from excellent transport links via the A9 trunk road and the Far North railway line, providing direct connections to Inverness and beyond. Invergordon is a well-established industrial and port location, supporting the energy, shipping, and manufacturing sectors. It has a population of circa 4,000. Nearby occupiers are of mixed commercial use, including Howdens Joinery, Invergordon Self Storage, Emac Engineering, Origin Operations, and Invergordon Gas Supplies.

**DESCRIPTION**

The subjects comprise a well-finished, detached modern industrial unit of steel portal frame construction, clad in insulated profile metal sheeting. The main roof areas are pitched and clad with insulated profile metal sheet. The property benefits from three roller shutter doors providing excellent access for vehicles (including HGV's) and facilitating efficient loading and unloading operations. Generous on-site parking is available, supporting both staff and customer access.

**ACCOMMODATION**

The internal accommodation can be summarised as follows:- Ground Floor Reception, Office, Hallway, Staff Kitchen, Staff Toilet, Customer Toilet, Workshop 1 & 2, Mezzanine area. The subjects have a Gross Internal Area of 544.04m<sup>2</sup> (5,856 ft<sup>2</sup>) plus Mezzanine area.

**SERVICES**

The subjects have mains connections to water, electricity and drainage. The subjects have the benefit of an air source heat pump and underfloor heating together with solar panels on the roof.

**RATEABLE VALUE**

The subjects are listed in the current Valuation Roll with a Rateable Value of £34,000. The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2025/2026, for rateable values under £51,000, excluding water and sewerage charges.

**EPC**

The subjects benefit from an EPC rating of B.

**RENT**

The subjects are available to rent at £47,500.00 excluding VAT per annum.

**LEASE TERMS**

The premises are available to lease on flexible terms subject to repairing and insuring liability.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in this transaction with the purchaser being responsible for the cost of LBTT, registration dues and any VAT thereon.

**ENTRY**

Immediate entry is available subject to conclusion of legal missives.

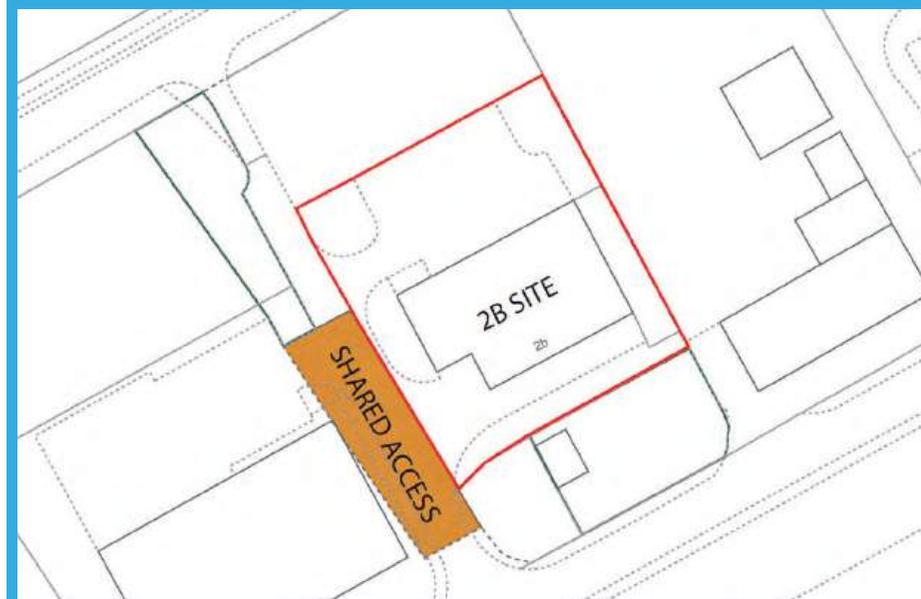
**FURTHER INFORMATION**

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

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Disclaimer: The Agents for themselves and for their client whose agent they are give notice that:(1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart CS Ltd has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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