



## Unit 4-6, Davidson Drive, Castle Avenue Industrial Estate, Invergordon, IV18 0SA

- GIA Ground Floor: 880.88 Sq.M / 9,482 Sq.Ft Or Thereby
- GIA Mezz: 89.93 sq.m / 967 sq.ft or thereby
- Total Site: 0.80 acres or thereby
- 5.40m eaves height
- Close to A9 trunk road
- Rarely available Industrial Unit within a popular Estate

The building on site forms a detached warehouse with trade counter and ancillary accommodation. There is a yard to the front of the building suitable for secure open storage with staff and customer parking. The building is equipped with two electric roller shutter doors.

Our client is looking to repair and enhance the existing building by using repurposed materials, introducing natural light, along with a solar system to improve efficiency.



## LOCATION

The property is situated within the Castle Avenue Industrial Estate on the Northern Outskirts of the town of Invergordon, which is approximately 24 miles from Inverness in the North of Scotland.

## SIZE

9,482 Sq Ft (880.88 Sq M)

Floor	Sq Ft	Sq M
Ground	9,482	880.88
Mezzanine	967	89.83
<b>Total</b>	<b>9,482</b>	<b>880.88</b>

## RENT

On Application

## TENURE

Leasehold - **RATES**

The current rateable value is £35,000 -

## USE CLASS

Industrial

## VAT

All figures quoted are net of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs. Should LBTT or registration dues be applicable the purchaser will be liable.

## EPC

> Available upon request.

## To arrange a viewing 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
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