



# TO LET

## INDUSTRIAL / WAREHOUSE UNIT

LARGE WAREHOUSE WITHIN  
HIGHLAND DEEPHAVEN IND. ESTATE

AVAILABLE AS A WHOLE OR  
MAY SUB-DIVIDE INTO SMALLER LOTS

FLOOR AREA: 2,409 M<sup>2</sup> (25,919 FT<sup>2</sup>)

SITE AREA: 2.64 ACRES

EASY ACCESS TO MAIN  
A9 TRUNK ROAD

VEHICULAR ACCESS & ON-SITE  
HARD STANDING

HIGH EAVES HEIGHT OF 5.58 METRES

FLEXIBLE LEASE TERMS AVAILABLE

IMMEDIATE ENTRY AVAILABLE

RENT: £50,000 PER ANNUM



WHAT 3 WORDS



VIRTUAL TOUR

## INDUSTRIAL/WAREHOUSE HIGHLAND DEEPHAVEN INDUSTRIAL ESTATE, EVANTON, IV16 9XQ

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### LOCATION

Eanton in Easter Ross is a village located approximately 15 miles to the north of the City of Inverness, the main administration and commercial centre for the Highlands. The village lies approximately 4 miles southwest of Alness and Dingwall is approximately 6.5 miles to the southwest.

Eanton benefits from two adjoining industrial estates. Eanton Industrial Estate is located north of the A9 approximately 1 mile to the northeast of the village. Highland Deephaven Industrial Estate is located to the south of the A9 approximately 0.4 miles to the northeast of the village. Both estates are linked by Airfield Road which runs under the A9.

The subjects are located within Highland Deephaven Industrial Estate accessed directly off the main A9 trunk road. The building is positioned on the east side of Newton Road South which joins Airfield Road to the south. Occupiers within the locale include J & D Cowper, Global Energy Group Ltd and Technip.

### DESCRIPTION

The property comprises a standalone warehouse building of steel frame construction with a double pitched roof of steel truss design. The warehouse walls and roof are clad with asbestos sheets with the roof incorporating rows of daylight panels.

Internally the property provides open plan warehouse space to an eaves height of 5.58 metres to the underside of the trussed roof structure. The warehouse has a solid concrete floor and benefits from a vehicle access metal roller door (3.85m wide x 4.40m high) on its north elevation with further vehicle access available via roller door panels on its north elevation. There are 3 offices, staff toilets and storage space provided within a brick and timber constructed building set within the main warehouse space.

The property is available as a whole but may split to accommodate smaller space requirements. Please discuss any proposals with the marketing agents. The total site area including the building footprint extends to approximately 2.64 acres and includes concrete hardstanding on the southern elevation of the building (22.5% building site coverage).

**Industrial / Warehouse**  
**Highland Deephaven Industrial Estate**



FIND ON GOOGLE MAPS



**FLOOR AREA**

The property extends to the undernoted floor areas:-

REF.	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	2,304	24,794
Offices, Toilets and Storage	105	1,125
<b>TOTAL</b>	<b>2,409</b>	<b>25,919</b>

**RATEABLE VALUE**

The property will require to be reassessed for rating purposes on the occupation of a new tenant.

**PLANNING**

Class 5 (General Industrial) & Class 6 (Storage or Distribution) . The property may suit a range of uses, subject to securing the appropriate planning use consent. Please contact the agents to discuss your requirements.

**EPC**

The Energy Performance Certificate and Recommendation Report will be made available to interested parties on request.

**SERVICE CHARGE**

There is currently no requirement for a service charge.

**LEASE TERMS**

The property is available on flexible lease terms at a quoting rent of £50,000 per annum, exclusive of VAT.

**LEGAL COSTS & VAT**

Each Party will be responsible for their own legal costs incurred in connection with any transaction.

In the normal manner, the tenant will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to the rental.



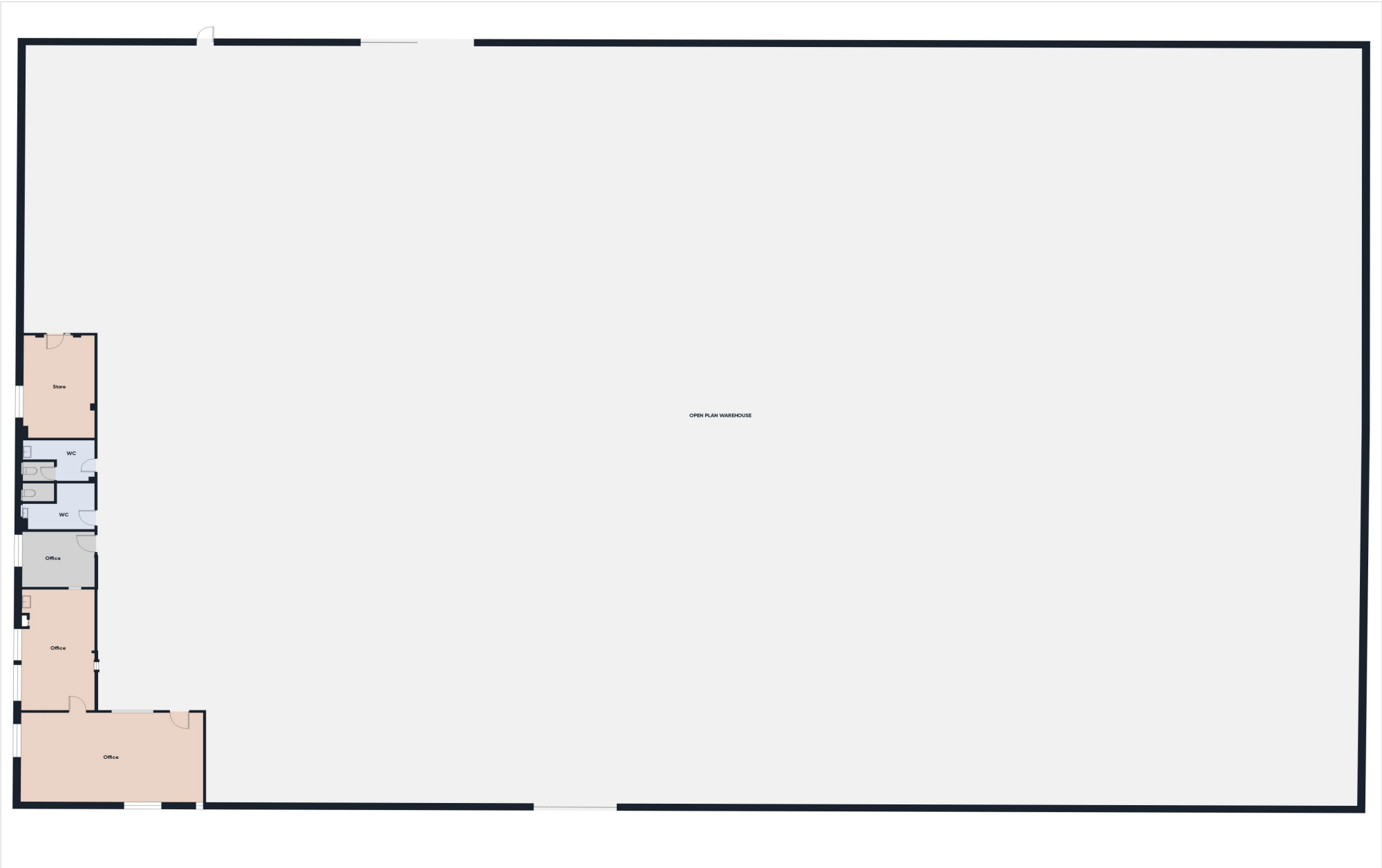






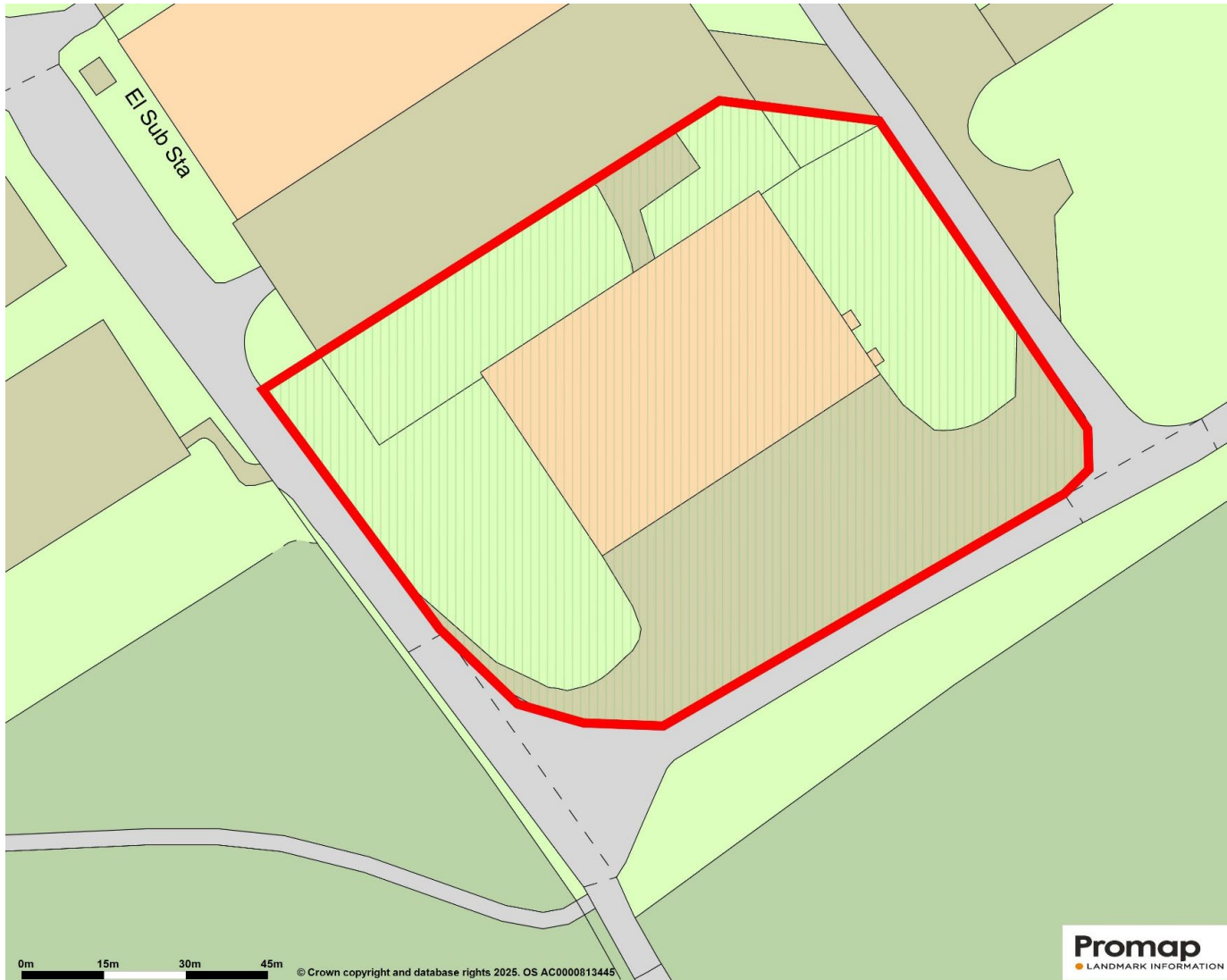
# Indicative Floor Layout Plan

HIGHLAND DEEPHAVEN IND. ESTATE, EVANTON









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## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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