



TO LET

**UNIT 2 CALEDONIAN BUILDINGS
CARSE INDUSTRIAL ESTATE
INVERNESS**



- **Newly refurbished unit in Carse Industrial Estate**
- **Rent from £15,500 per annum for 2,798 sq ft (260 sq m)**
- **Communal yard / car parking**

01463 239494

DISCLAIMER

All particulars, including measurements and price, are for the convenience and information of intending purchasers/tenants only. They do not constitute or form part of an offer or contract. The availability of particulars does not imply that the property is still available and all information given is subject to verification through personal investigation by the intending purchaser/tenant. Neither Allied Souter & Jaffrey nor any member of their staff have authority to make any representation or give any warranty regarding the property described.

TO LET

REFURBISHED WAREHOUSE/ SHOWROOM UNIT, CARSE INDUSTRIAL ESTATE, INVERNESS

LOCATION

The Carse Industrial Estate lies to the west of Inverness City Centre and is one of the fastest growing commercial areas of the City. Car showrooms, retailers and a variety of industrial uses all benefit from the convenient location and quick access into the City Centre or to the A82 or A9.

DESCRIPTION

The subjects comprise a newly refurbished unit with access to car parking and yard and fitted with kitchen and toilet accommodation.

ACCOMMODATION

The unit currently provides **5,562 sq ft** of accommodation over ground and first floor levels. However, plans exist to remove the first floor and leave **2,798 sq ft** of accommodation over a single level.

LEASE TERMS

The subjects are available for lease for periods of at least 5 years on normal full repairing terms.

RENT

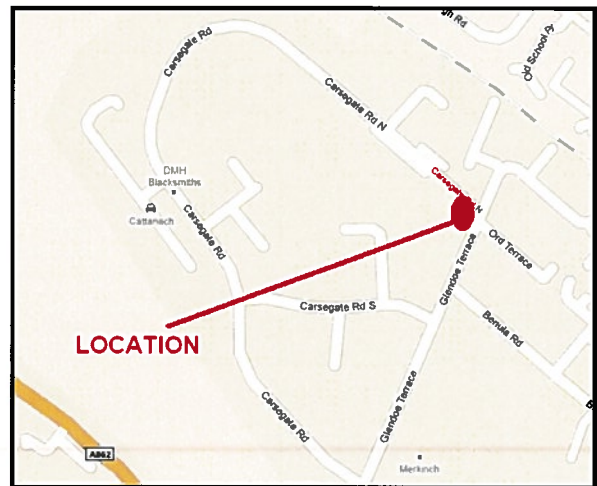
The subjects are available at the following rental levels:

Unit 1 (5,562 sq ft) - £20,000 per annum
Unit 1 (2,798 sq ft) - £15,500 per annum

The rents are quoted exclusive of VAT and Local Authority Rates.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.



VIEWING

Please contact either Jeff Collins or Andy Gray at this office for all further information or to arrange any viewings.



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