

TO LET
RETAIL WAREHOUSE UNIT



1 Longman Road,
Inverness, IV1 1RY

- GIA Ground: 565.87 sq.m / 6,091 sq.ft
- GIA Mezzanine: 328.60 sq.m / 3,537 sq.ft
- Prominent location on Longman Road
- Close to A9 trunk network
- Rent: On application



LOCATION

The property is located within the established Longman Industrial Estate close to Inverness City Centre.

The Longman Industrial Area and Longman Road are prime business addresses for Inverness serving the population of 65,000 and a wider population within the Highlands and Islands of 250,000 people.

This is the main business/industrial location and the premises are well situated to access the trunk road network. Nearby business include Halfords, B&Q and Home Bargains.

DESCRIPTION

The property comprises a prominent retail warehouse unit over ground and first floor level. The unit benefits from strong road side presence onto Longman Road with customer access and onsite parking provision available.

ACCOMMODATION

The accommodation is arranged to provide an open plan retail warehouse over ground and first floor with ancillary staff and storage areas.

The Gross Internal Area extends to:

Ground	565.87 sq.m	6,091 sq.ft
Mezzanine	328.60 sq.m	3,537 sq.ft
Total	894.46 sq.m	9,628 sq.ft

LEASE TERMS

The property is available on a new lease. Full Repairing and Insuring terms for a period to be agreed.

RENT

On application.

VAT

All prices are quoted net of VAT.

LEGAL COSTS

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

EPC

On application.



To arrange a viewing please 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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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: January 2026

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