

**Compound, Lotland Street
Longman Industrial Estate, Inverness IV1 1ST**

To Let / Airson Màl



**Enclosed, fenced compound/yard
247 sq.m or thereby
Suitable for Use Classes 4, 5 and 6**

**Offers over £6,500 per annum,
exclusive of VAT**

**To view all property available for lease, please visit our
webpage: www.highland.gov.uk/propertyletting**

Location & Description:

The compound lies within the well-established Longman Industrial Estate which affords good access to the A9 and A96 trunk roads.

The compound is roughly rectangular in shape and widens towards the rear. It is bounded by security fencing and double gates provide access.

It may only be used as a compound/yard and is not suitable for erecting a permanent building on site.

A Ground Investigation Report is available on request.

Electricity, water and drainage are understood to be available nearby, but prospective tenants should satisfy themselves in this regard.

Lease Terms & Conditions:

We are offering a new lease subject to the conditions of our standard lease for industrial compounds on industrial estates.

Compound leases run for 5 years, and the tenant may serve notice to quit any time after the first year with 3 months' notice being required.

You will be responsible for meeting all the legal costs of preparing the lease. You will also be liable for any LBTT, Registration Dues and VAT thereon.

Rent, VAT, Insurance & Utilities:

You will pay the first quarter's rent in advance of taking entry and thereafter monthly in advance by Direct Debit. The compound rent is exempt of VAT.

Planning:

The compound is located within an existing industrial estate, and your proposed use will require the Council's consent both as landlord of the property and as Planning Authority.

You are advised to contact the local Planning & Building Standards office to discuss your proposed use and to seek advice on any planning permissions or other consents that may be required.

For current planning information please visit the Planning Application section of Highland Council's website.

Viewings:

If you wish to view the property, please contact us on telephone 01463 785128 or send an email to:

property.letting@highland.gov.uk

Rateable Value & Annual Business Rate:

The compound currently has no Rateable Value and this will be set by the Assessor once the new tenant takes occupation.

Are You Interested in This Property:

To request an application pack, please contact Property Letting at Council Headquarters at:

Email: property.letting@highland.gov.uk

Telephone: (01463) 785128 (24 hour voicemail).

Alternatively, if a closing date already has been set, the application pack may be downloaded from

www.highland.gov.uk/directory/27/property-for-rent

Your application must be accompanied by a bank reference, confirming your financial standing and your ability to meet the financial obligations of the proposed lease:

And for existing businesses, copies of the last three years certified final accounts;

Or for new businesses, a business plan detailing the first year's anticipated cash flow statement, together with summary figures for years two and three.

It is your responsibility to obtain the reference from your bank.

Please email your completed application to:

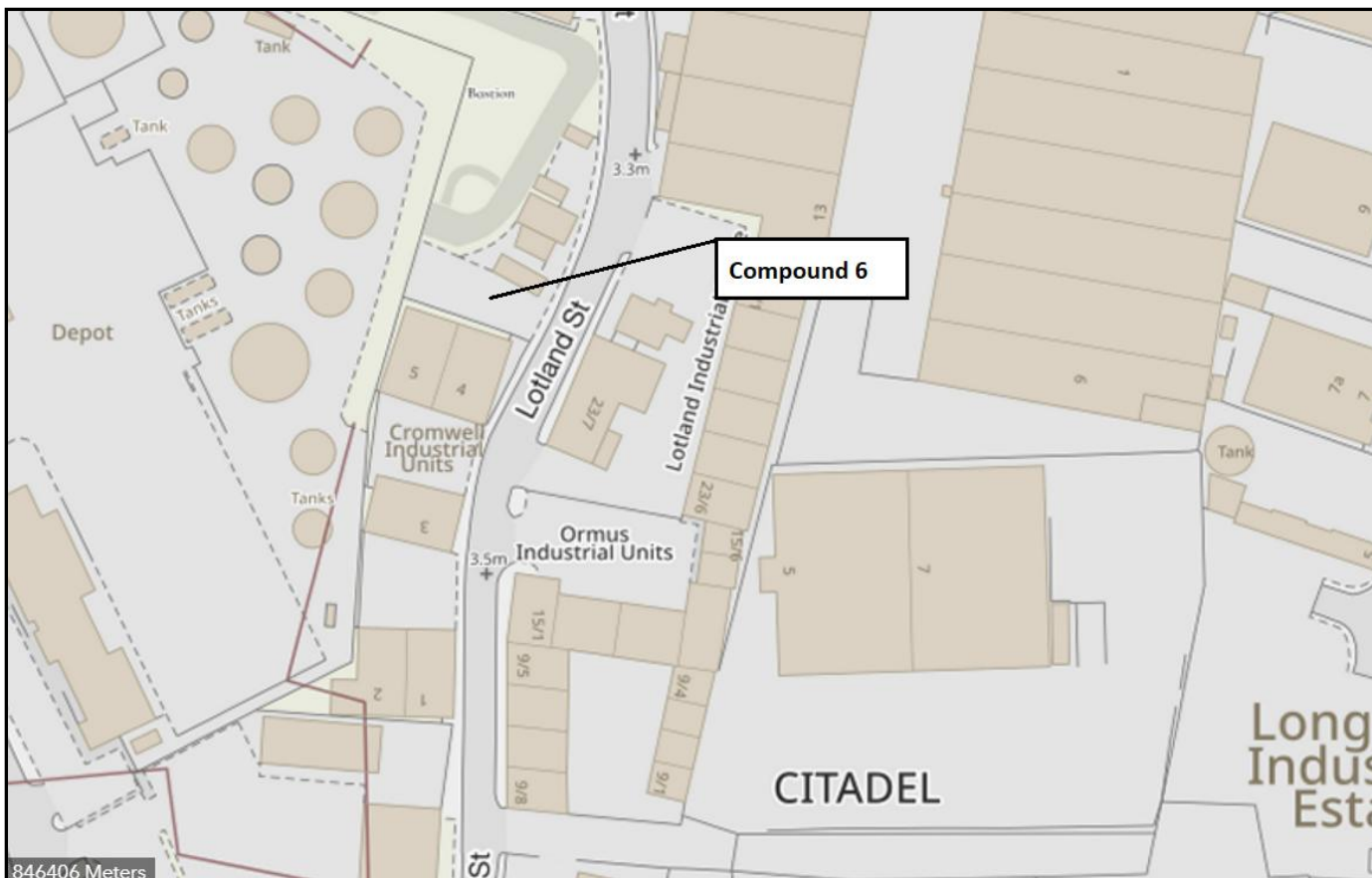
property.offers@highland.gov.uk

Please clearly state **COMPOUND, LOTLAND STREET** in the subject line of your email.

All applications properly received by 12 noon on the closing date will be opened and processed.

The property is offered for let in its current condition and Highland Council can give no warranty as to its condition or the services contained therein. The information contained in these particulars does not form part of any offer or contract. Descriptive details including plans & photographs are indicative only and not guaranteed.
Prepared 18/06/2026

Compound, Lotland Street, Longman Industrial Estate, Inverness



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