

**Site 5 Balintore
Industrial Estate, IV20 1YU**

To Let / Airson Màl



**0.14 hectares (0.34 acres)
or thereby**

**Offers over £3,000 per annum,
exclusive of VAT**

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

Location & Description:

The site is located within Balintore Industrial Estate. It is in close proximity to the Seaboard Villages and the newly established Highland Freeport area, and is 37 miles north east of Inverness. The adjacent industrial estate comprises 4 industrial units. The site is allocated as industrial use in the local plan.

The subject to let comprises a reasonable size, undeveloped area of land, currently used as a landscaping area of the industrial estate.

Electricity, water and drainage are currently not available within the site, though services are thought to be located nearby. Prospective tenants should satisfy themselves in this regard.

Lease Terms & Conditions:

We are offering a new development lease for a term of 99 years, with no break clause and rent reviews every 5th year, subject to the conditions of our standard lease for development sites on industrial estates.

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.

Planning:

The proposed use will require the Council's consent both as landlord of the site and as Planning Authority.

Planning permission is in place for Use Classes 4 (Business), 5 (General Industrial) and 6 (storage and distribution). (24/00798/FUL).

There is a general presumption against the following uses:

- Scrap yards.
- Waste transfer or waste processing facilities.
- Auto salvage facilities (unless such uses do not require any external storage).
- Concrete processing.
- Builders merchants or similar with requirement for external storage of materials.

Applicants are strongly advised to contact the Area Planning & Building Standards office to discuss their proposed use and to seek advice

on any necessary permissions or consents that may be required.

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 property rent is exempt of VAT.

Rateable Value & Annual Business Rate:

The Rateable Value of the site shall require to be determined by the Assessor once the successful tenant takes occupation. Up to date information: <https://www.mygov.scot/non-domestic-rates-calculator>

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 **SITE 5 BALINTORE** 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 01/05/2026

Site 5 Balintore Industrial Estate, Ross-shire, IV20 1XN



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