

**Unit 4 Ben Nevis Way,
Fort William, PH33 6RU**

To Let / Airson Màl



**End-terraced unit with workshop area & WC
17.93 sq.m / 193 sq.ft or thereby
Suitable for Use Classes 4, 5 and 6**

Offers over £2,750 per annum, exclusive of VAT

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

Location & Description:

The property is located within a cul-de-sac in Ben Nevis Way, Ben Nevis Industrial Estate and forms part of a terrace of four similar workshops.

It comprises an end-terraced, single-storey unit of concrete block construction with a pitched, tiled roof with roof lights. Access is via a pedestrian door. There is also a pedestrian access door to the rear of the property

Internally, the accommodation comprises an open workshop area and WC facility.

Energy Performance Certificate:

Rated E.

Lease Terms & Conditions:

We are offering the property for lease on tenant full repairing & insuring terms, for an initial period of five years. Our standard industrial lease allows the tenant to serve notice to quit any time after the first year, with a minimum of three 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 and insurance before taking entry and thereafter monthly in advance by Direct Debit. The current insurance premium is £7.17 per annum. The rent is subject to VAT and insurance is exempt of VAT.

As well as the rental, the incoming tenant will be responsible for paying a share of the communal running costs associated with the common parts of Ben Nevis Industrial Estate through a service charge. The charge is collected and managed by a managing agent, at this time is Graham & Sibbald.

Each year the managing agent will outline the budget and collect a pro-rata share from each tenant.

The annual service charge for this unit is currently £195.

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 property's Rateable Value is £2,150. If you believe you may be exempt of liability for Non-Domestic Rates, it is your responsibility to apply for the appropriate exemption. 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/propertyletting

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:

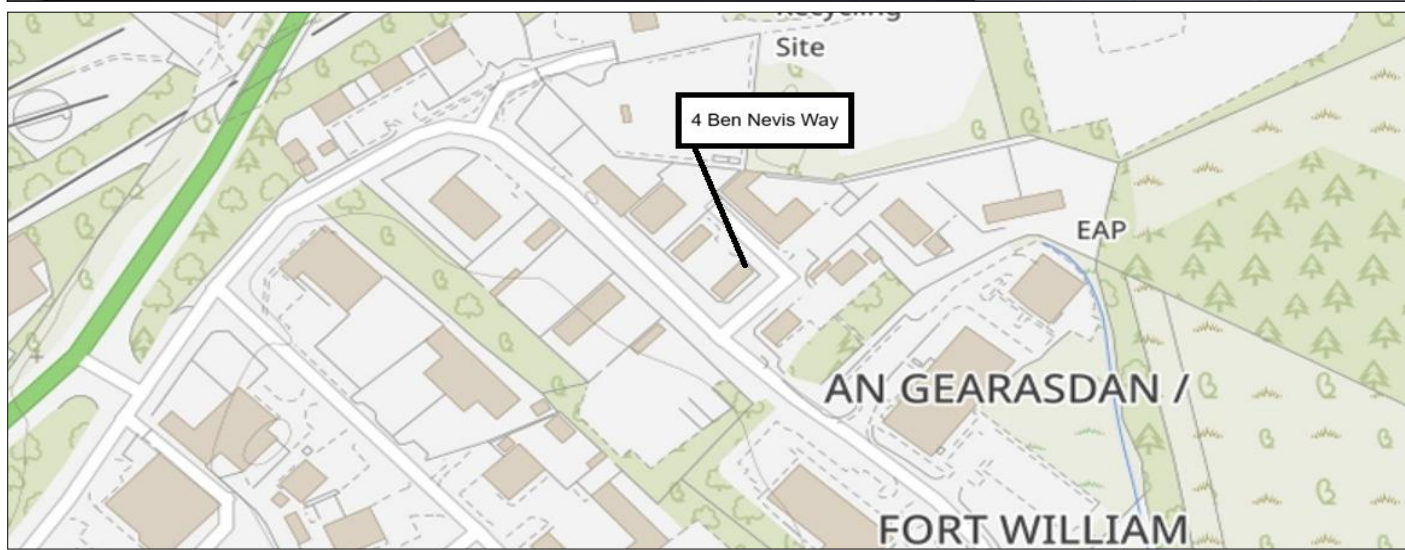
property.offers@highland.gov.uk

Please clearly state **4 BEN NEVIS WAY, FORT WILLIAM** 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 16/06/2026

Unit 4 Ben Nevis Way, Fort William, PH33 6RU



INDICATIVE PLAN ONLY. NOT TO SCALE.

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office.
© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings.
The Highland Council 100023369