

TO LET

WORKSHOP & SECURE YARD



UNIT 4C, DALFABER INDUSTRIAL ESTATE, AVIEMORE, PH22 1ST

FLOOR AREA: 137.20 M² (1,477 FT²) • POPULAR INDUSTRIAL ESTATE • EASY ACCESS TO A9 • SECURE YARD

RENT: £15,000 PER ANNUM • MAY QUALIFY FOR RATES RELIEF • AVAILABLE FROM 2ND JUNE 2025





LOCATION

Dalfaber Industrial Estate is located on the northern periphery of Aviemore.

The estate is readily accessible from the main A9 trunk road. Inverness lies 30 miles to the northwest. Aviemore sits within the Cairngorms National Park and is a popular all year-round tourist destination.

National occupiers within the estate include Howdens Joinery, William Wilson, MKM Building Supplies and Screwfix.

DESCRIPTION

The property comprises a workshop and yard forming part of a modern standalone building constructed in 2006, providing two-storey offices, workshop, secure yard and car parking.

The workshop and secure yard are available in separation from the office section of the building.

The building is of steel portal frame construction clad with insulated profile metal sheeting under a pitched metal sheet clad roof.

The workshop which is accessed from the secure yard area, has an electrically operated overhead door (3m x 3m) and a 5m eaves height with high bay lighting and rooflights.

Externally, there is a secure yard with steel palisade fencing, which extends to circa 220 m² (2,368 ft²).



ACCOMMODATION

The approximate Gross Internal Area is as follows:-

Workshop	137.20 m ²	1,477 ft ²
Total	137.20 m ²	1,477 ft ²

RATEABLE VALUE

The Workshop & Yard will require to be reassessed for business rates on occupation. We anticipate the property may qualify for small business rates relief.

EPC

Available on request.

TERMS

The property is available "To Let" on FRI lease terms for a period to be agreed.

A rent of £15,000 per annum, plus VAT is sought for the workshop and secure yard.

COSTS

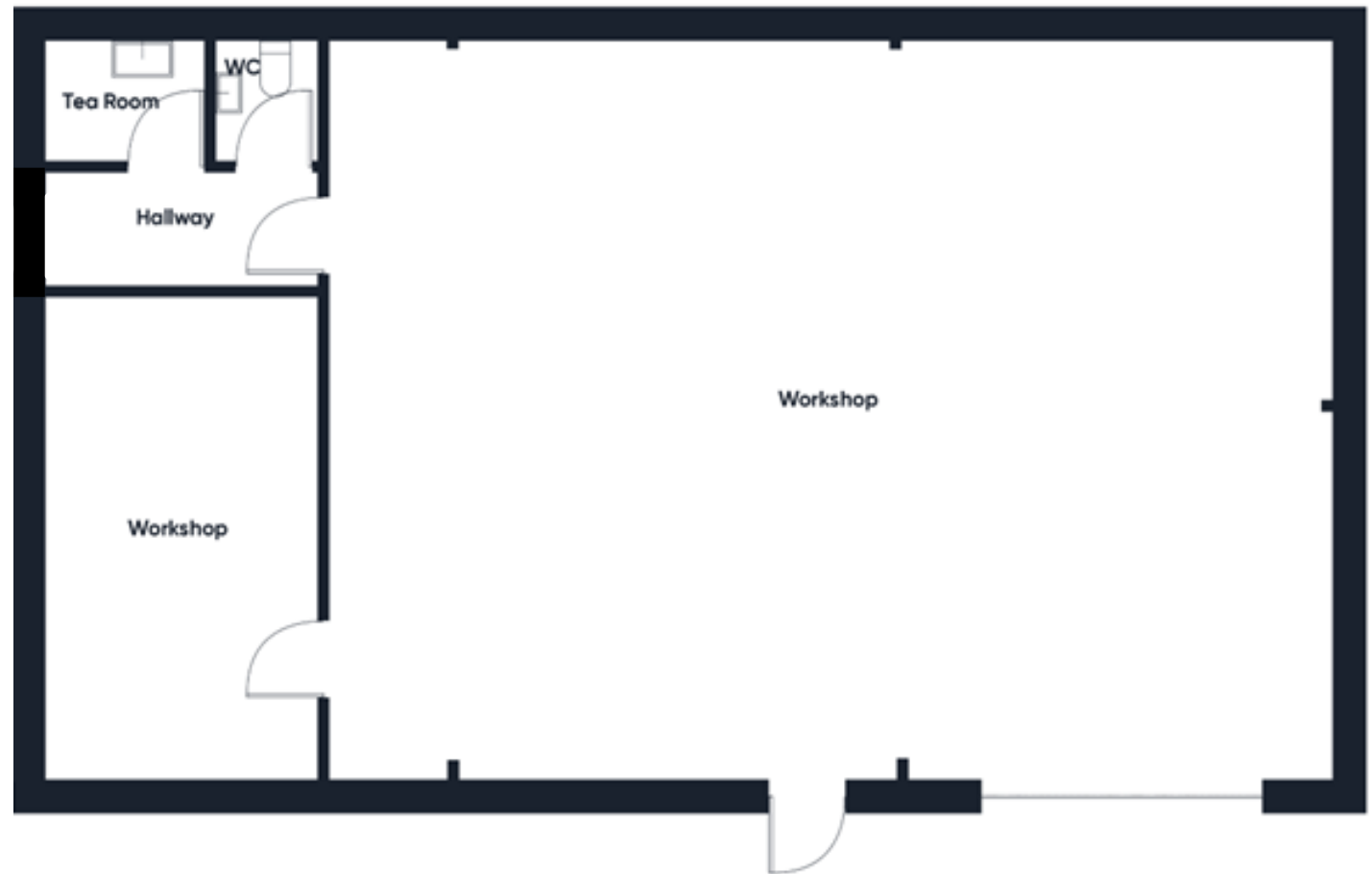
Each party to pay their own legal expenses.

In the normal manner, the incoming Tenant will be responsible for LBTT and Registration Dues, where applicable.

VAT will be added at the prevailing rate.

ENTRY

Entry is available from 2nd June 2025.



VIRTUAL TOUR

Click the following link for our virtual tour:- [Virtual Tour](#)

ANTI-MONEY LAUNDERING REGS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

FURTHER INFORMATION

For further information, please contact the joint agents:

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