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Chartered Surveyors

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# TO LET

**NEWLY BUILT INDUSTRIAL UNITS**  
**FODDERTY WAY,**  
**DINGWALL**



- **BRAND NEW INDUSTRIAL UNITS**
- **DEDICATED CAR PARKING**
- **FLOOR AREAS RANGE FROM 1,313 FT<sup>2</sup> – 2,562 FT<sup>2</sup>**

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

## LOCATION

The subjects are situated within the popular Dingwall Business Park which lies West of Dingwall town centre. Neighboring businesses include Scottish Environment Protection Agency, MacLean Electrical, Scottish National Heritage and Highlands and Islands Enterprise. Unit 3 is currently occupied by Vaki, with Menzies Distribution occupying both units 8 and 9. Fodderty Way is situated on the A834 trunk road providing good road links to Ullapool. Further road links include the A9 trunk road which stretches as far North as Thurso.

## DESCRIPTION

The subjects comprise modern industrial units of steel portal frame construction incorporating electrically operated roller shutter doors, personnel entrance doors and double glazed windows. The site benefits from 30 designated car parking spaces within a site extending to 1 acre.

## ACCOMMODATION

The following units are available.

Unit	Area	
1	122 sq m (1,313 sq ft)	VACANT
2	122 sq m (1,313 sq ft)	UNDER OFFER
3	122 sq m (1,313 sq ft)	VAKI
4	119 sq m (1,281 sq ft)	VACANT
5	119 sq m (1,281 sq ft)	VACANT
6	119 sq m (1,281 sq ft)	VACANT
7	119 sq m (1,281 sq ft)	VACANT
8	103 sq m (1,110 sq ft)	MENZIES DISTRIBUTION
9	103 sq m (1,110 sq ft)	MENZIES DISTRIBUTION

## SERVICES

The properties are connected to mains water, electricity and drainage.

## RATEABLE VALUE

This will be assessed upon occupation.

## ENERGY PERFORMANCE CERTIFICATE

*To be confirmed.*

## LEASE TERMS

A new lease is offered on flexible terms

## PLANNING

The subjects benefit from Use Class 5 & 6 (General Industrial & Storage or Distribution) as per the terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

## VIEWING AND FURTHER INFORMATION

Strictly through Andy Gray/ Cydney Risko at the letting agents Allied Surveyors Scotland.

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