



**MCINTYRE & COMPANY**  
*Solicitors & Estate Agents*



## UNIT 3, CAOL INDUSTRIAL ESTATE, CAOL



Large industrial unit suitable for general industrial/storage and business use in prime location available for Lease or Sale.

For let as a whole but part letting may be considered. The property will only be sold as one unit and not sub-divided.



View from Offices

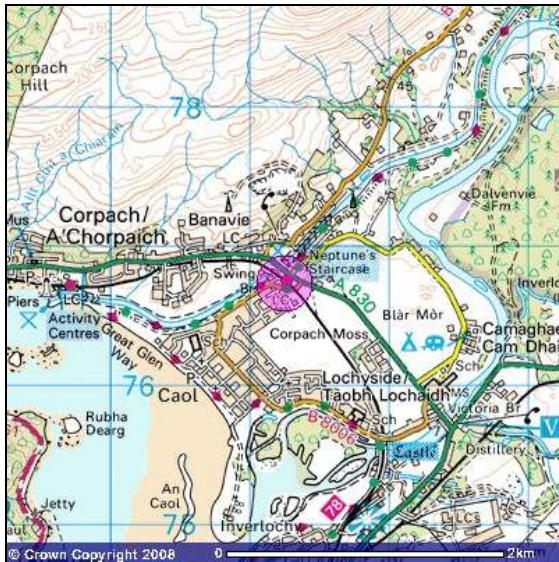
***Rental - £45,000 per annum  
on a full repairing and insuring Lease  
(Minimum 5 year Lease required)***

38 High Street, Fort William, Inverness-shire PH33 6AT  
Tel 01397-703231 Fax 01397-705070  
E-mail [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)  
Website [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

### **LOCATION – Unit 3, Caol Industrial Estate, Caol**

Unit 3 Caol Industrial Estate is situated at the northern end of the village of Caol close to the northern access into the village leading off the A830 Fort William – Mallaig roadway and approximately 4 miles from Fort William town centre. The unit is well located for road and rail links and indeed Banavie Rail Station is within a short walking distance. The premises are surrounded by high security fencing with double metal gates giving access to the large car parking and external storage areas.

Neighbouring business include a retail garage, central garage for local bus company and smaller units for vehicle repairs and other light industrial purposes



Unit 3 comprises a single detached unit constructed partly in blockwork and partly in corrugated sheeting with roller-door access for vehicle deliveries, further pedestrian accesses to the offices and emergency exits. Previously used as premises for a printing firm, the concrete floors have been specially strengthened and the unit could be used for a wide variety of purposes including also part retail subject to confirmation from the Planning Office.

### **ACCOMMODATION**

The accommodation is mainly on one level but with Board Room and additional offices on a part mezzanine.

**MAIN MANUFACTURING AREA** – 513 sq. m. (5,522 sq. ft.)

**DELIVERY AREA AND STORAGE** – 114 sq. m. (1,227 sq. ft.)

**GROUND FLOOR OFFICE ACCOMMODATION AND MALE/FEMALE AND DISABLED/VISITORS' TOILET AND STORAGE AREA** - 200 sq. m. approximately (2,152 sq. ft.)

**MEZZANINE LEVEL** – 148 sq. m. (1,590 sq. ft.)

**TOTAL AREA** – 975 sq. m. (10,491 sq. ft.)

### **SERVICES**

The property is connected to mains supplies for water, electricity and drainage. The building is served by oil-fired central heating with a heavy duty plastic oil tank in the compound. There is an air conditioning plant. There are male toilets, female toilets and disabled/visitors' toilets within the office accommodation.

### **LEASE**

The Landlord is seeking a minimum Lease term of 5 years on standard full repairing and insuring terms. A rental for the whole building of £45,000 per annum (plus VAT) is sought although the Landlord may be prepared to consider part letting of the unit subject to the obtaining of statutory consents and suitable terms.

### **SALE**

Price on application.

### **LEGAL COSTS**

The incoming tenant would be responsible for the Landlords' reasonable and legal expenses in connection with the preparation of the Lease.

### **PLANNING**

It is understood that present Planning Consent is in respect of Class 5 (general industrial) which will allow use under Class 4 (business) or Class 6 (storage and distribution). Retail use would be subject to the obtaining of satisfactory Local Authority consent for change of use.

### **ENTRY**

By agreement.

### **VIEWING**

By contacting the Marketing Agents.

Further Particulars from and Enquiries and Offers to the Marketing Agents:-

McIntyre & Company  
Solicitors & Estate Agents  
38 High Street, Fort William,  
PH33 6AT  
T. 01397 703231  
F. 01397 705070

E-mail: [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)  
Website: [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

These Particulars, while believed to be correct, are not guaranteed and are not to be incorporated into any formal missives to follow hereon. The measurements and conversions are approximations only and are not to be founded upon.

Offers should be submitted to the Marketing Agents in Scottish legal terms. The Landlord will not be bound to accept the highest, or indeed any, offer. Interested parties should register their interest with the Marketing Agents lest a closing date for offers is set, but the Landlord will not be obliged to proceed to a closing date.