

TO LET

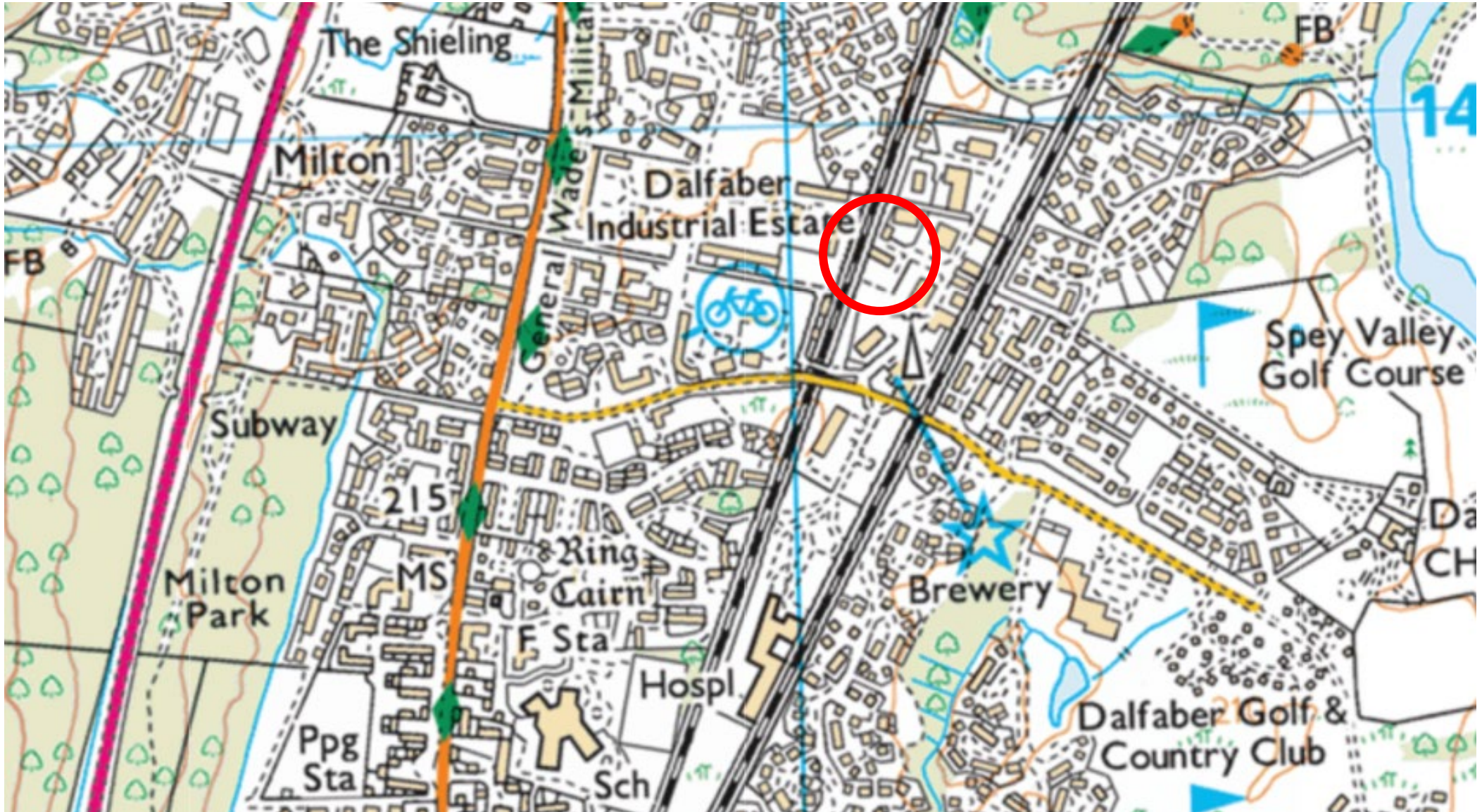
WORKSHOP, OFFICES & SECURE YARD

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



EXTENDS TO 350.32 M² (3,771 FT²) • POPULAR INDUSTRIAL ESTATE • EASY ACCESS TO A9 • SECURE YARD
5 No. ON-SITE PARKING SPACES • RENT £39,500 PER ANNUM • 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

Modern standalone building constructed in 2006, providing two-storey offices, workshop, secure yard and car parking.

The building is of steel portal frame construction clad with insulated profile metal sheeting. It has been configured to provide high specification offices with staff welfare accommodation over two floors, together with integrated workshop space.

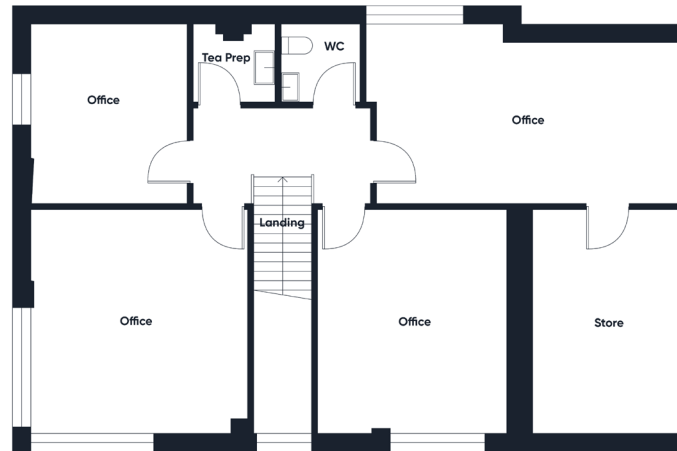
The offices have been finished to a high standard and incorporate an attractive glazed curtain wall section. There are suspended ceilings with integrated lighting and electric comfort cooling. The workshop, which is accessed from a secure yard, has an electrically operated overhead door (3m x 3m) and 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), plus on-site car parking (5no. Spaces).





Ground Floor



First Floor

ACCOMMODATION

The approximate Gross Internal Area is as follows:-

Workshop	137.20 m ²	1,477 ft ²
Offices – Ground	91.50 m ²	985 ft ²
Offices – First	121.62 m ²	1,309 ft ²
Total	350.32 m²	3,771 ft²

RATEABLE VALUE

The property is listed in the Valuation Roll at NAV/RV £32,000.

EPC

Available on request.

TERMS

The property is available "To Let" on FRI lease terms for a period to be agreed. Rental offers over £39,500 per annum are sought.

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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