

DM HALL

For Sale/
May Lease

Industrial Unit

Unit 2, Blar Mhor,
Industrial Estate,
Caol, Fort William,
PH33 7PT



1,676.37 sq m
(18,045 sq ft)

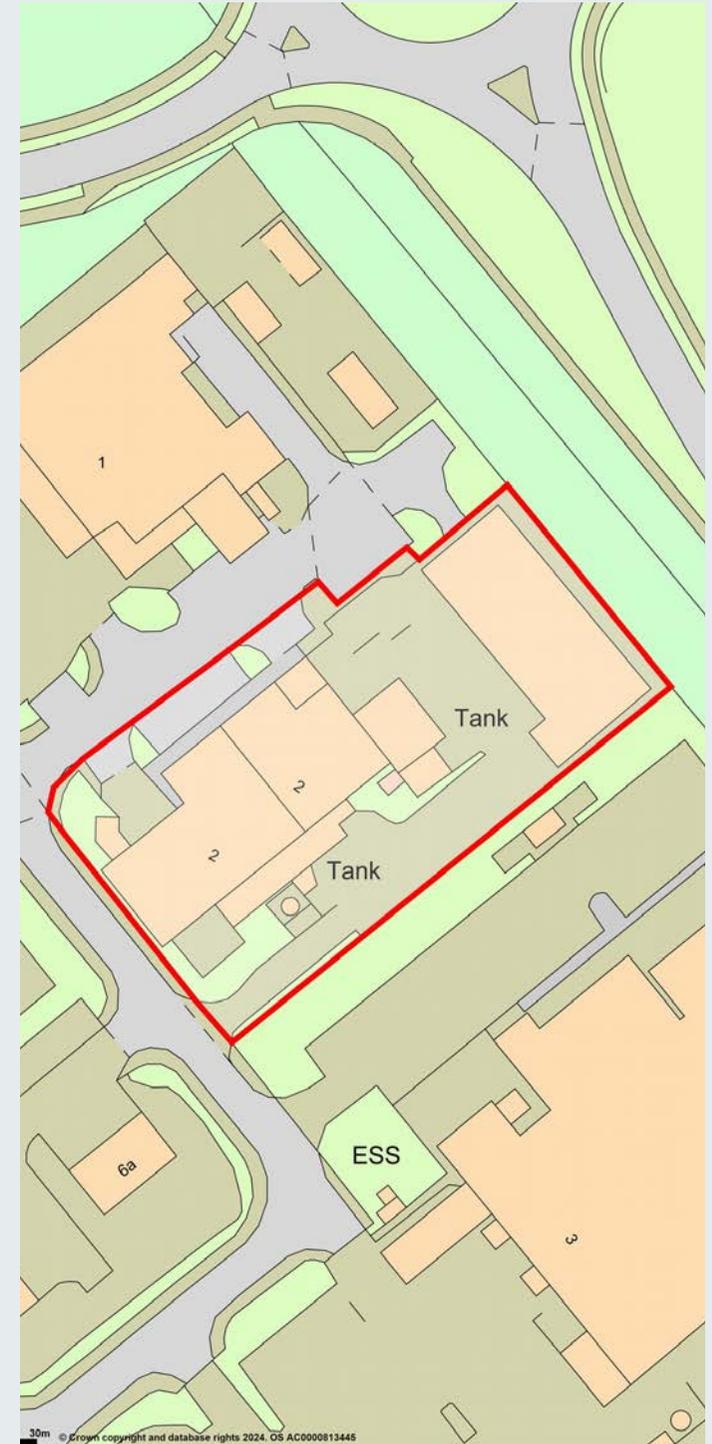
Property Details

- Two attractive warehouse units available near Fort William.
- Rear Warehouse with eaves height of 7.31 meters.
- Within close proximity to tourist destinations Glencoe and Ben Nevis.
- Total GIA — 1,676.37 SQ.M. (18,045 SQ.FT.)
- Benefits from large yard space.
- Offer over £835,000 are invited.
- Total Site Grounds — 1.08 acres (0.44 hectares).

LOCATION

The subject property is located approximately 2.5 miles north of Fort William and is situated on the left-hand side of the A830 within the Blar Mhor Industrial Estate. The subjects lie within the Lochieside area. The surrounding locality is mixed in nature, comprising both residential uses and nearby commercial occupiers. Mowi and Highland Smoked Salmon occupy the adjacent sites, and the popular Ben Nevis Distillery is located in close proximity to the premises.

Fort William is situated on the A82 trunk road and lies approximately 100 miles north of Glasgow. The town has a population of around 10,000 people and remains a significant tourist destination, particularly for hikers, with Glencoe located to the south and Ben Nevis to the north.



Property Details

DESCRIPTION

The subjects comprise an industrial complex located in the centre of the Blar Mhor Industrial Estate. The complex consists of two large warehouses and benefits from a substantial tarmac yard area, together with a communal car parking area.

The main warehouse is of steel frame construction with brick infill walls. Internally, it provides two large open-plan areas, along with a number of smaller rooms. To the front of the warehouse there is an office suite, which incorporates toilet facilities.

The rear warehouse is of modern steel portal frame construction. Internally, it comprises two large open-plan areas with an eaves height of approximately 7.31 metres. The warehouse also benefits from two tall electrically operated roller shutter access doors.

The subject property has previously been used for food production.

ACCOMMODATION & FLOOR AREAS

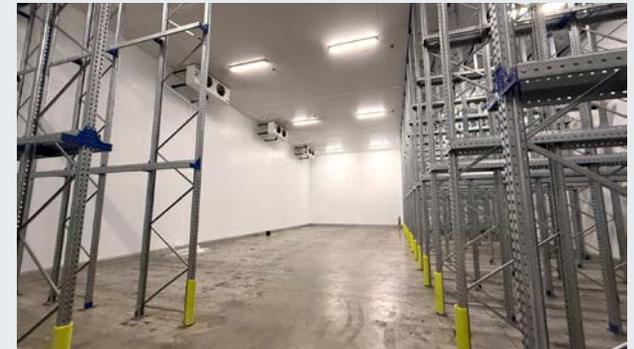
The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal Area basis and is as follows:

Floor	sq m	sq ft
Main Warehouse	1,140.08	12,272
Rear Warehouse	536.29	5,773
Total	1,676.37	18,045

NON-DOMESTIC RATES

According to the Scottish Assessors Association, the subjects have a rateable value of £109,000, effective of 01/04/2026.

Any ingoing occupier has the right to appeal the assessment.



Property Details

SALE TERMS

Offers over £835,000.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

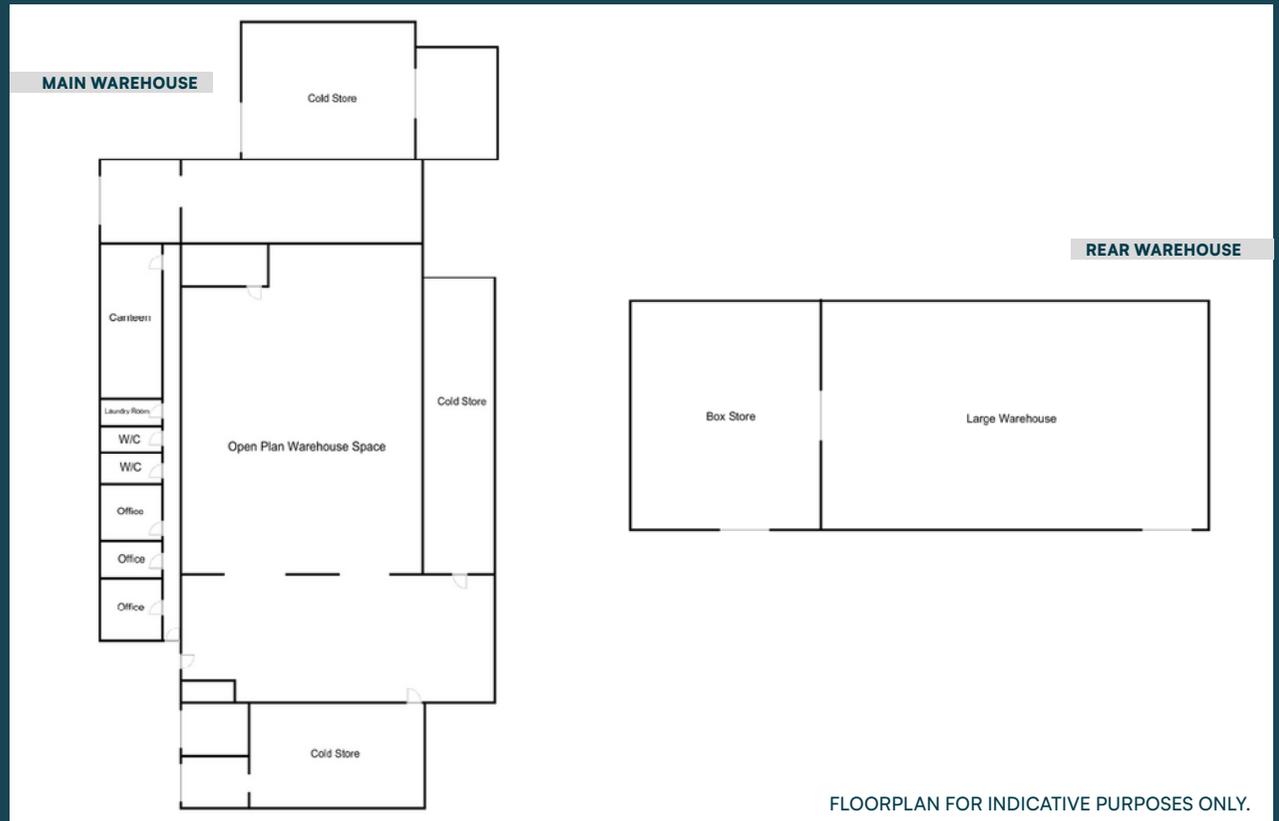
VIEWING ARRANGEMENTS

Strictly by contacting the sole sales/letting agents.

DM HALL



Regulated by
RICS



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.

Make an enquiry

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