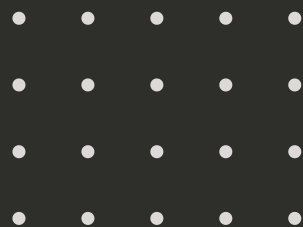




**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

## **Derek Mackenzie Solicitors & Estate Agent**

20-21 North Beach Street, Stornoway  
Isle of Lewis, HS1 2XQ



# **COMMERCIAL UNIT FOR SALE**

## **Unit 4, Marybank Industrial Estate, Isle of Lewis, HS2 0DB**

An excellent opportunity has arisen to purchase this industrial/commercial property, ideally suited to a range of business operations.

### **Contact Us -**

*property@derekmackenzie.com*  
**01851 702211**





With expansive warehouse and workshop areas, the property is ideal for multiple uses such as:

- Light or heavy manufacturing
- Engineering or fabrication businesses
- Processing or packaging facilities
- Storage and distribution hubs

The layout supports efficient flow and storage, also making it a strong candidate for bulk goods storage with ancillary office support. The combination of workshop space and client-facing areas suits businesses such as a plumbing, electrical, or construction firm.

With dedicated offices, meeting rooms, and staff amenities, it could serve as a central base for training centres with hands-on facilities or firms needing both operational and administrative zones.

Unit 4, Marybank benefits from private, off road parking and is conveniently located on the outskirts of Stornoway Town Centre.



34.36m x 20.38m



11.24m x 9.63m



4.16m x 9.32m



7.88m x 8.55m



3.56m x 4.79m



3.11m x 3.24m





4.12m x 4.08m



4.03m x 3.22m



3.21m x 4.06m



4.06m x 3.13m



4.35m x 2.95m

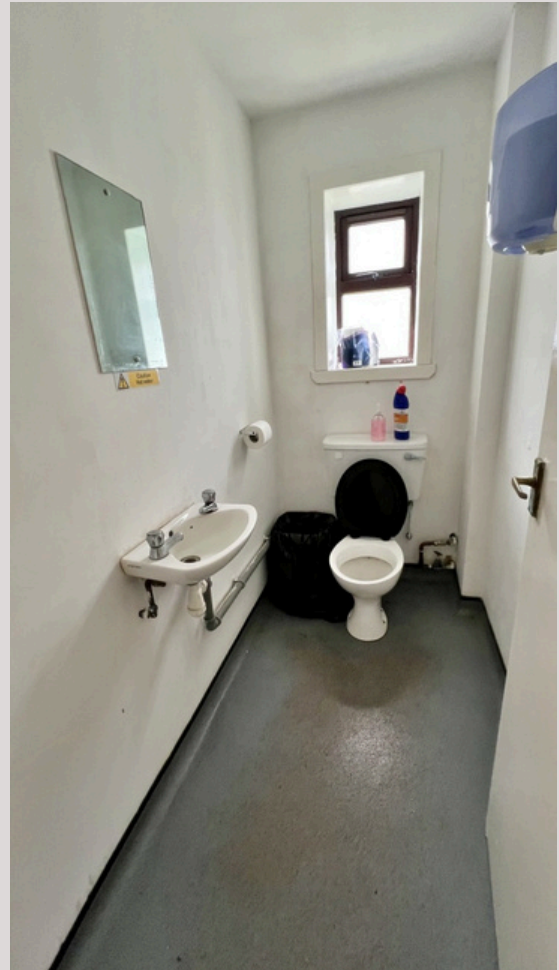




2.06m x 1.15m



2.06m x 1.15m



2.31m x 0.94m



2.31m x 0.94m





## External



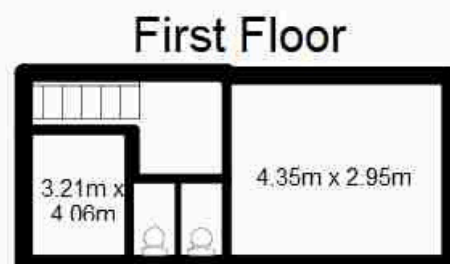
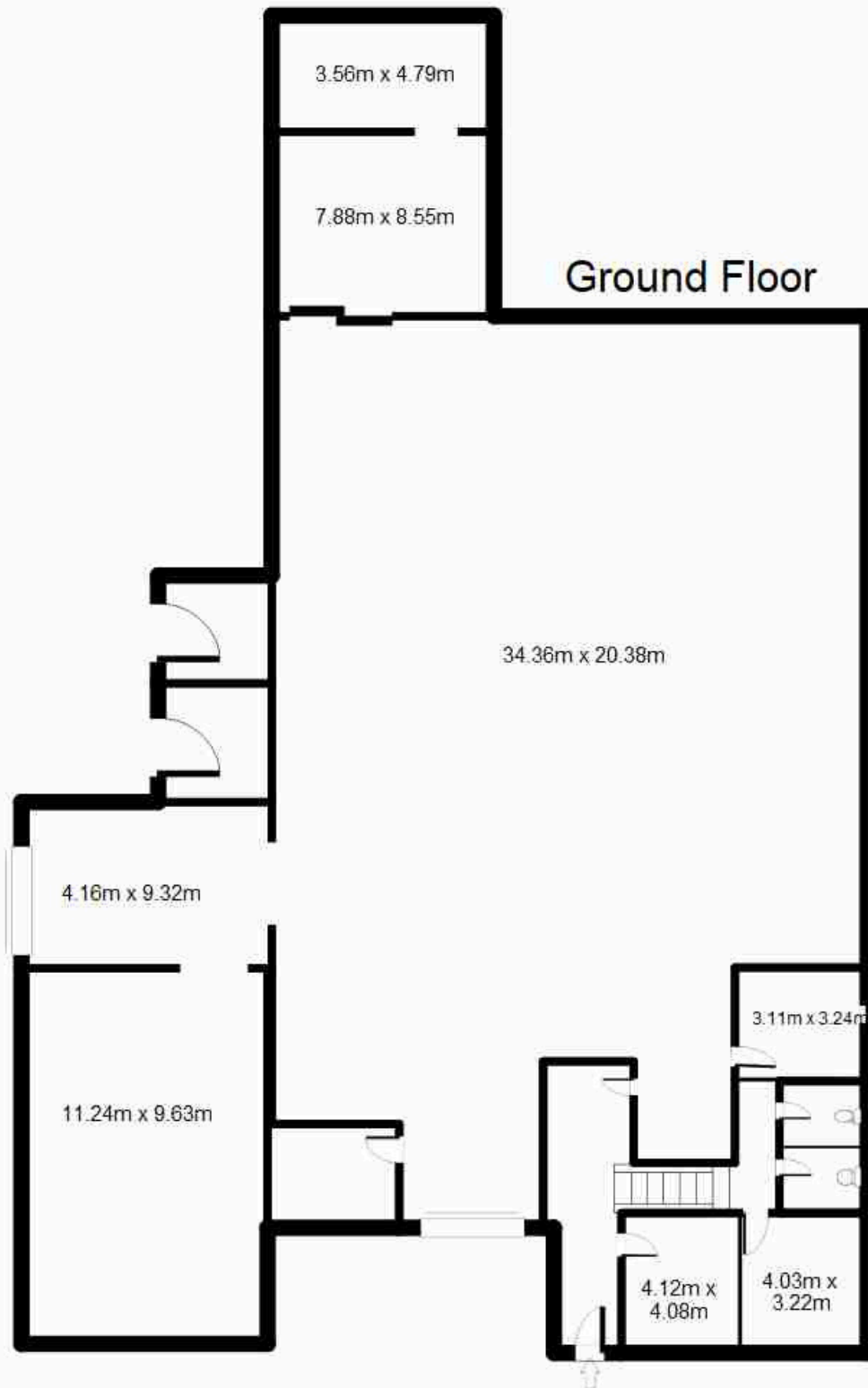
## Additional Information

Viewing strictly by appointment only

Internal Area: 1,107m<sup>2</sup>

(Approximately)

# Floor Plan





## *Title Area*



The foregoing particulars of sale are to be used as a guide only. No details are guaranteed and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property and we advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

Director: Derek Mackenzie

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