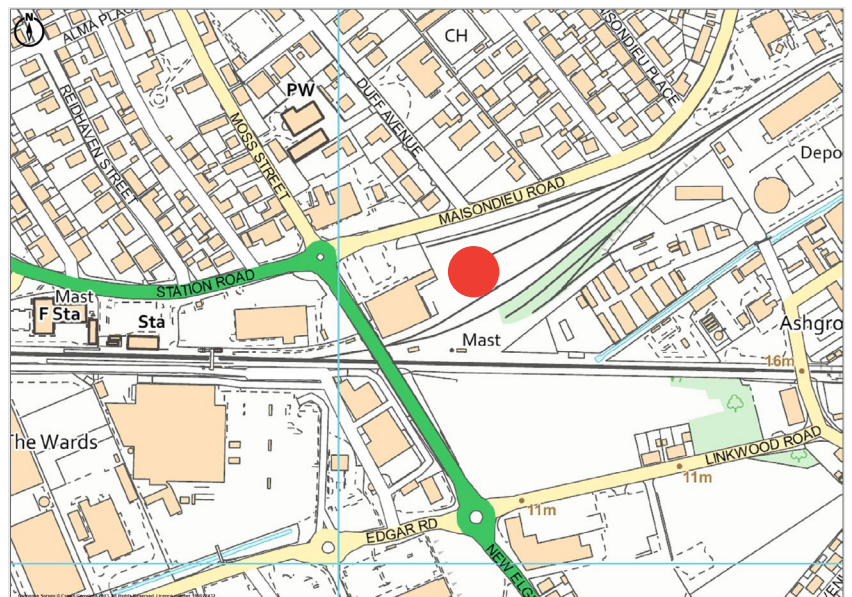




## Former Freight Terminal Land, Maisondieu Road, Elgin, Moray, IV30 1QP.

- Flexible Lease Terms
- Minimum of 1.5 acres available
- Suitable for Storage & Distribution





## LOCATION

The yard is centrally located within the Moray town of Elgin adjacent to the Inverness — Aberdeen trainline. The main access to the site is via the car park of the former Elgin East Railway Station now forming office accommodation.

Immediately adjacent businesses include Enterprise Rent a Car. There are other access points onto our client's site off Maisondieu Road. This area is mixed in type with the yard suitable for storage and distribution.

## DESCRIPTION

Site surfacing is mixed and it is assumed site enabling works will be undertaken as necessary. For example installing any barrier onto railway lines. This spec is all subject to negotiation.

## SITE AREA

The yard area available extends to a minimum of 1.5 acres. Further land can be made available if required.

## SERVICES

To be confirmed

## RATEABLE VALUE

To be assessed

## LEASE TERMS

The land is available on flexible lease terms and suitable for short term contracts. Alternatively, our client is able to provide a longer term lease of the yard area on effectively FRI terms.



## LEGAL COSTS + VAT

Each Party will be responsible for their own legal costs. VAT will be charged on the rent etc.

## EPC

N/A — There are no buildings on site.

## RENTAL

On Application

## VIEWING

Graham + Sibbald

4 Ardross Street

Inverness

IV3 5NN

## PLANNING

The incoming tenant will be responsible for obtaining any necessary consent or permission for the intended use. We understand the site is suitable for storage and distribution.

## To arrange a viewing please contact:



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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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