



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

UNIT D PINEFIELD BUSINESS CENTRE ELGIN IV30 6AN



Description

The property comprises a single storey end-terrace workshop/storage unit with a front roller door and pedestrian access door. Internally the unit has a main workshop/storage area plus 2 smaller workshop/storage areas, an office and staff room/meeting room and toilet facilities together with an external store and yard (see attached location and layout plan). The property extends to a total of approximately 298m² (3,207ft²) measured on a Gross Internal Area basis. Please note that there is a general presumption against sports, leisure, and animal grooming uses in the Council's industrial buildings.

Any party wishing to submit an offer should first note their interest. Full instructions on submitting an offer will subsequently be issued only to parties who have noted interest.

Accommodation

Main workshop circa 170m²

Workshop/training room circa 26m²

Staffroom/ kitchen circa 24m²

Office circa 8m²

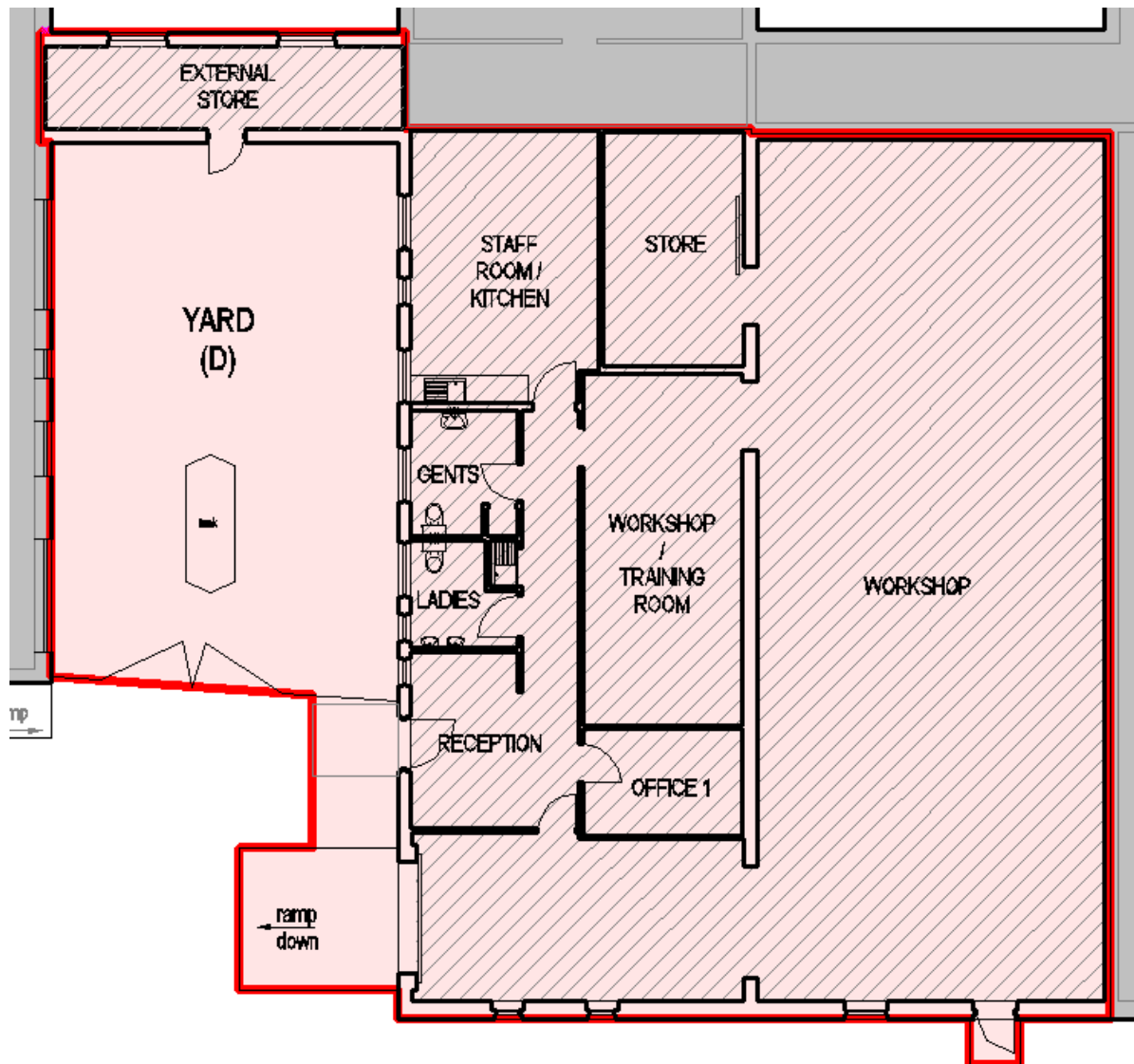
Store circa 15m²

Toilets

External store circa 14m² (sloping roof)

External (enclosed) yard circa 90m² (with LPG storage tank)

The property benefits from LPG fired central heating and 3 phase electricity supply.



Energy Performance Certificate (EPC)

EPC Rating E (64) – copy available for inspection on request

Rent

Offers over £19,250 per annum payable monthly in advance will be considered.

Rateable Value

The property is currently entered in the Valuation Roll, effective from 1 April 2023, at a Rateable Value of £10,000.

The Scottish Government announced the introduction of a Small Business Bonus Scheme which commenced on 1 April 2008. The Scheme is intended to assist small businesses and it is possible that you may be eligible for 100% rates relief in respect of this premises. For further information contact Moray Council's Non-Domestic Rates Team on (01343) 563456 or alternatively e-mail them on ndr-enq@moray.gov.uk

Lease Terms

The premises are offered on the basis that the tenant will accept the unit in its current condition and will be responsible for all maintenance and repair of the building subject to a Condition Schedule.

The Council is flexible on lease periods and will consider any length of lease required from month to month upwards.

The rent will be payable monthly in advance with the 1st two months' rent payable on entry. The rent will be reviewed every 3 years.

The Council will arrange the building insurance and recover the cost of the annual premium from the tenant. Other insurance cover must be provided by the tenant as applicable.

The tenant will be responsible for the payment of rates and all other services and outgoings arising from the use of the premises.

Fees

In accordance with Council practice the tenant will be responsible for the Council's reasonable legal fees in connection with the transaction as well as any Stamp Duty Land Tax, if applicable, and registration dues.

Further Details

For further details or to arrange to view the premises contact the Estates Manager, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX. Telephone 0300 1234566 or email estates@moray.gov.uk

For further details or to arrange a viewing please complete the following [form](#), and Ian Walker, the Estates Surveyor managing this property, will be in contact shortly.

Alternatively you may call Ian on 07855 146191 or email ian.walker@moray.gov.uk

All parties interested in submitting an offer should note their interest in writing to the Asset Manager, (Commercial Buildings) Council Offices, High Street, Elgin, IV30 1BX or by e-mail estates@moray.gov.uk

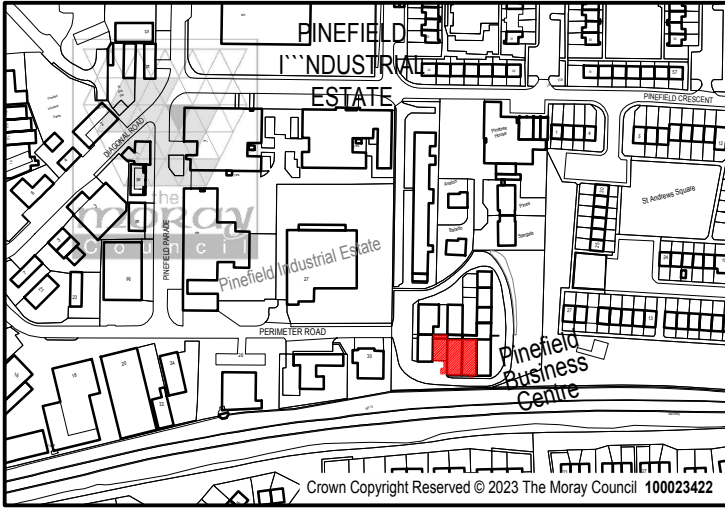
It should be noted that the Council is not obliged to accept the highest or any offer.

Data Protection

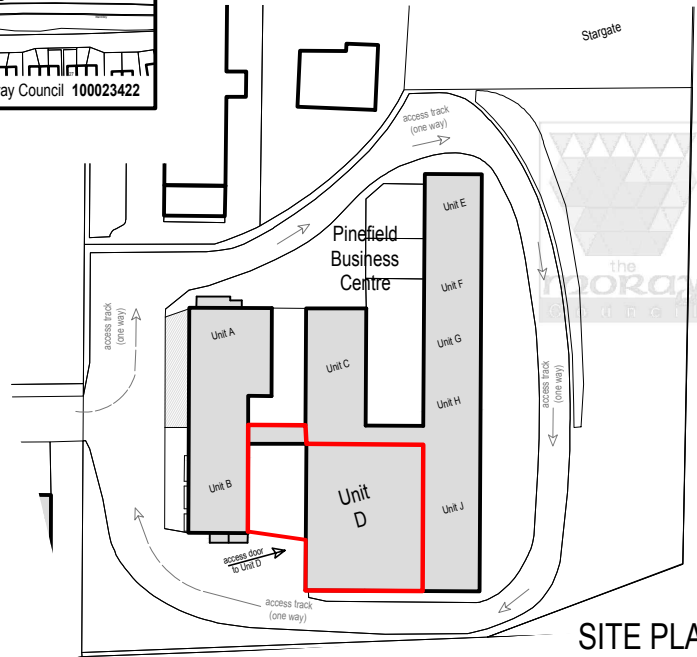
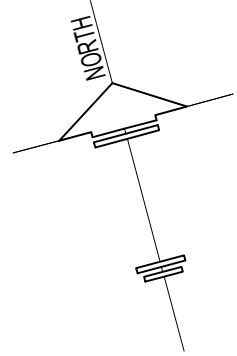
Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Lease process – [link](#)

Any intending offerers must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the Requirements of the Writings (Scotland) Act 1995 these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of missives between respective Solicitors.

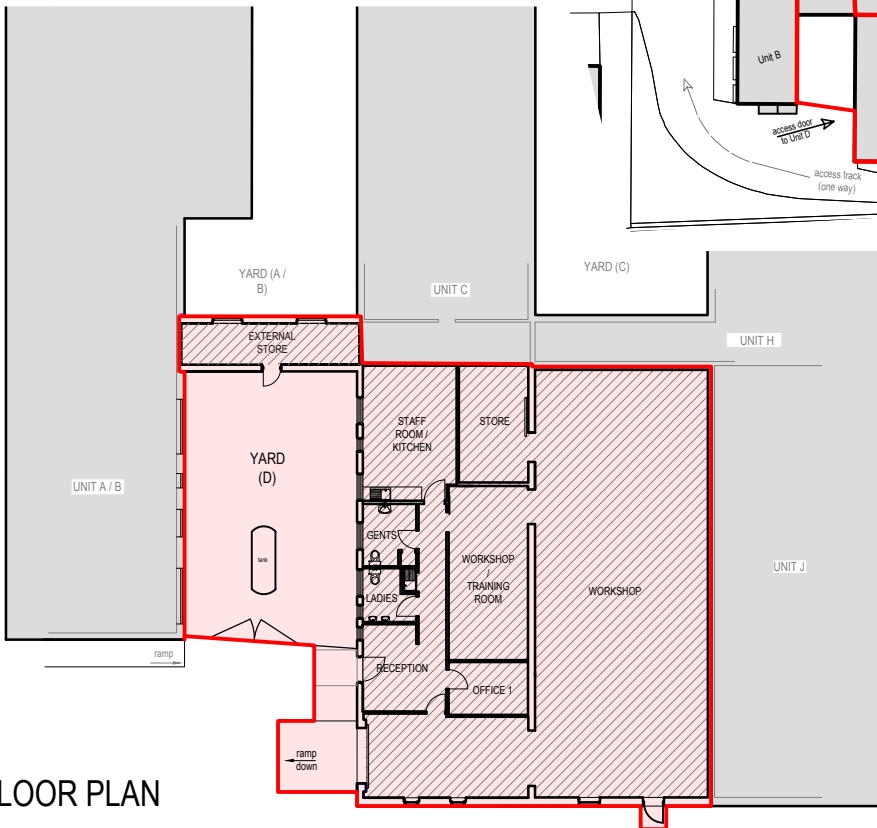
PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN



SITE PLAN



FLOOR PLAN



Property For Let

Unit D
Pinefield Business Centre
Elgin

Housing & Property Services
Estates

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The Moray Council
Council Office, High Street, Elgin IV30 1BX
Telephone: 0300 1234566