



MODERN SERVICED OFFICE

- > SECOND FLOOR
- > EXTENDS TO 17.86 M² (192 FT²)
- > CENTRALLY LOCATED
- > QUALIFIES FOR 100% RATES RELIEF
- > ALL INCLUSIVE RENT: £7,200 PER ANNUM
(£600.00 PER CALENDAR MONTH)
- > NO VAT ON RENTAL

TO LET

**OFFICE 5, 2ND FLOOR, CALEDONIAN HOUSE BUSINESS CENTRE
164 HIGH STREET, ELGIN, IV30 1BD**

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**SHEPHERD**
COMMERCIAL

LOCATION

Elgin is situated approximately 66 miles northwest of Aberdeen and 39 miles southeast of Inverness. Within the Moray Council area, Elgin is the main administrative, business and service centre with Forres, Buckie, Lossiemouth and Keith being classified as secondary settlements. The town is accessed by the A96 trunk road which runs between Aberdeen and Inverness. There is also a railway line between the two cities and regular bus services run daily.

As the administrative centre of Moray, Elgin houses the HQ offices of Moray Council. Elgin is also the regional retailing centre and an important centre for education, tourism, agricultural industries, the general service sector, healthcare, food & drink and the textile and distilling industries.

The town lies in the heart of the world-famous Speyside Whisky country and together with ready access to the Cairngorm National Park and Malt Whisky Trail ensures Elgin is a popular tourist destination.

Caledonian House is centrally located on the southern side of Elgin High Street close to Thunderton Place and Batchen Street. There is secondary pedestrian access from Batchen Lane at the rear of the property which provides direct access to the multi-storey Batchen Lane Car Park.

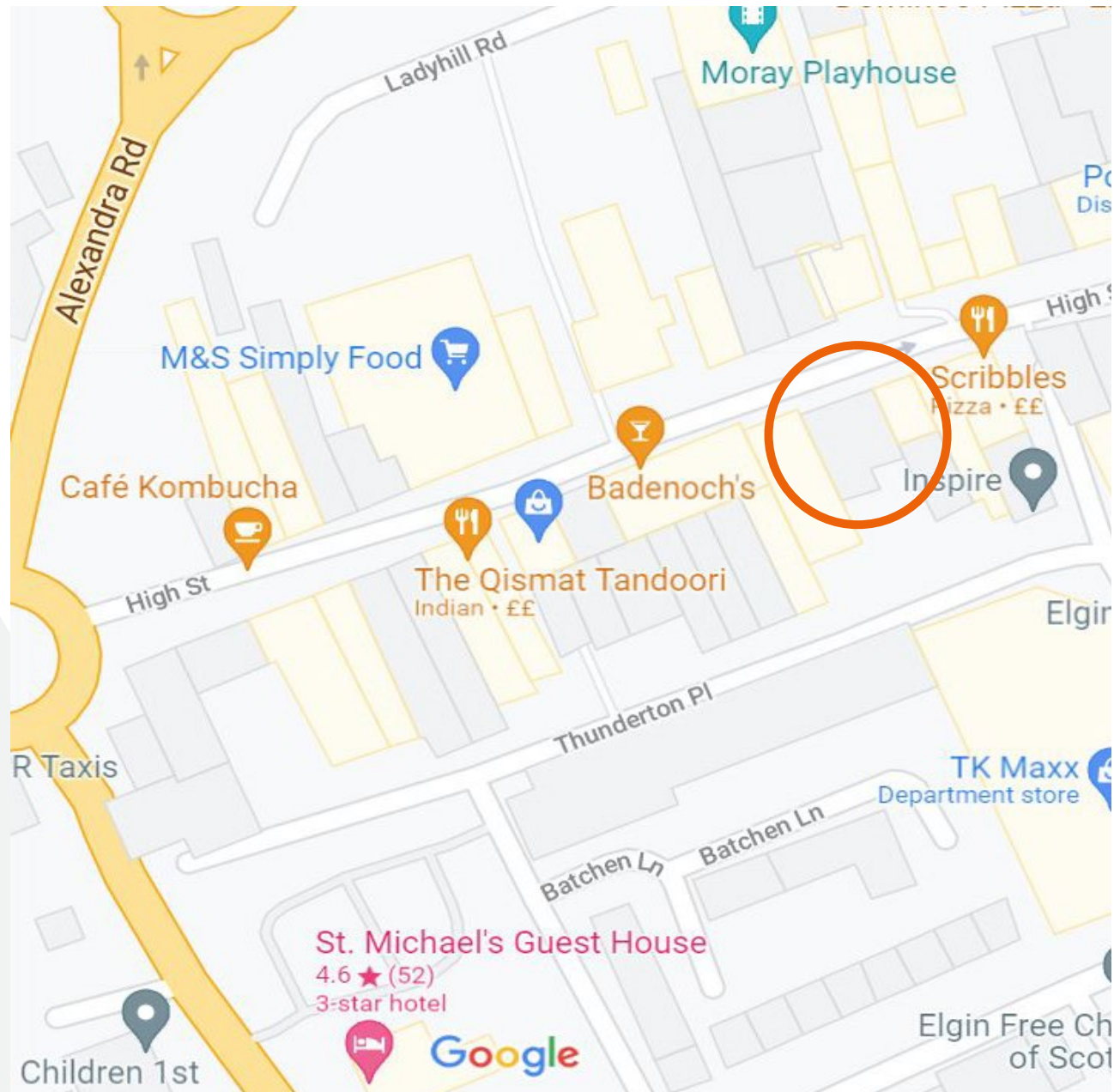
DESCRIPTION

Caledonian House comprises a "B" Listed traditional stone and slate building providing fully refurbished office suites across the first and second floors. Office 5 is on the second floor accessed via a common staircase. The office is bright with natural light from a large external window. Many original features are retained throughout the building including a period fireplace in Office 5. The office would suit a variety of businesses and has the benefit of access to a private meeting room. Toilet facilities are located within the common areas of the building.

SPECIFICATION

Office 5 is available "To Let" on all-inclusive terms including the following_

- Electricity & Heating
- High Speed Internet
- Secure Entry System (24/7 access)
- Cleaning and Maintenance of Common Areas
- Cleaned and maintained Private Meeting Room
- Optional Phone Service



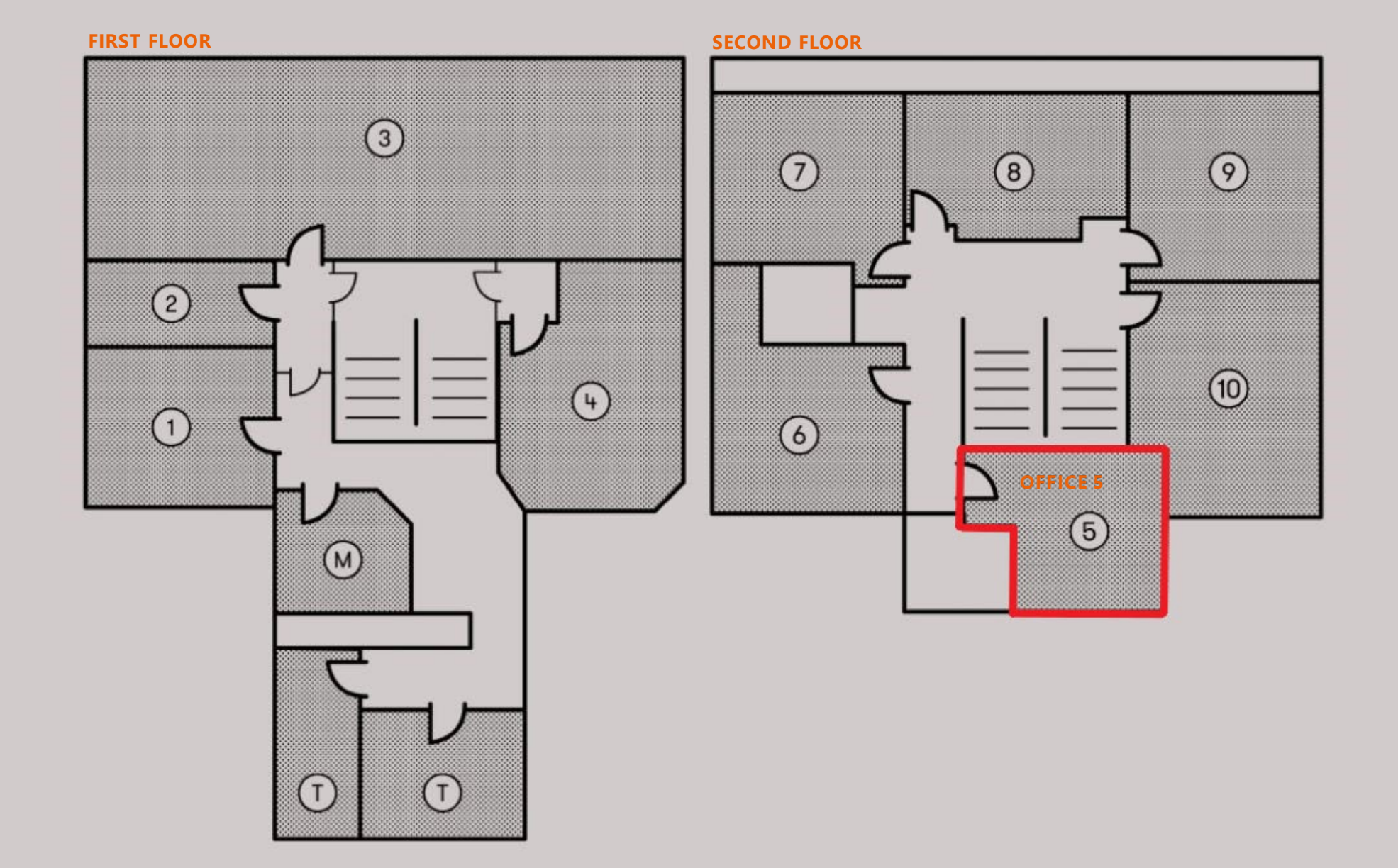


OFFICE 5



OFFICE 5

INDICATIVE FLOOR PLANS



FLOOR AREA

Office 5 extends to approximately 17.86 m² (192 ft²).

BUSINESS RATES

The office is entered in the current Valuation Roll with a NAV/RV of £3,000. The office qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

EPC

Details available on request.

RENTAL

Office 5 is available "To Let" on all-inclusive lease terms for a period to be agreed with an asking rental of £7,200 per annum (£600.00 per calendar month), exclusive of VAT.

ENTRY

Entry is available by mutual agreement.

VAT

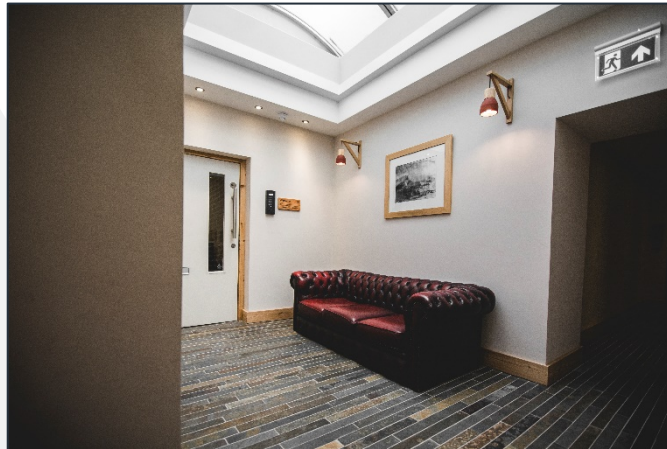
VAT will not apply to any transaction.

COSTS

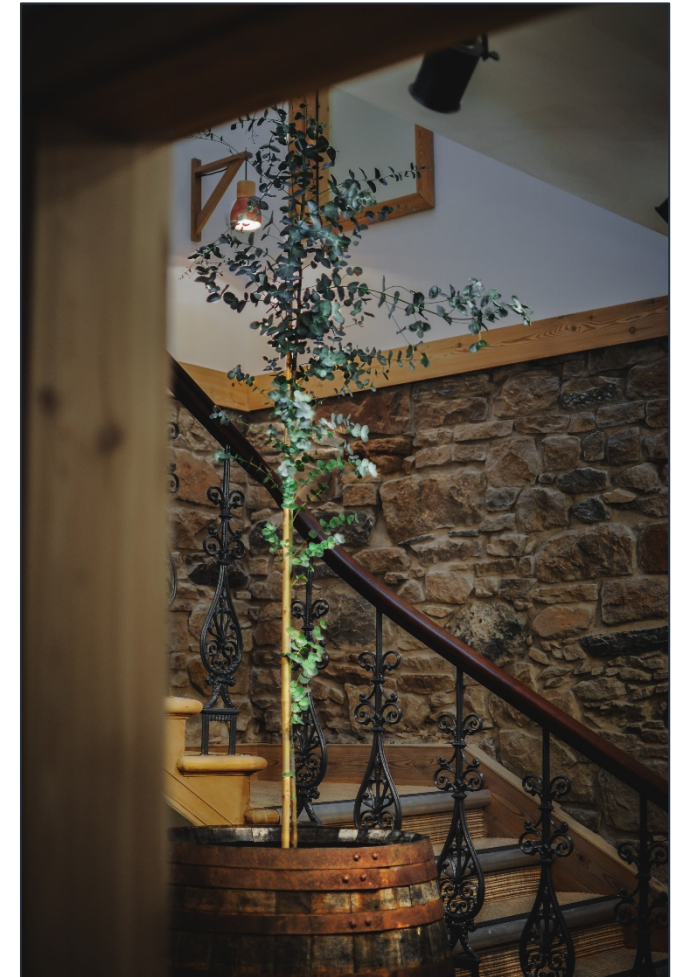
The new tenant will be liable for their own legal costs, LBTT, Registration Dues and any VAT (where applicable).



MAIN GROUND FLOOR ENTRANCE



RECEPTION/WAITING AREA



MAIN STAIRCASE

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors, Mulberry House, 39/41 Harbour Road, Inverness, IV1 1UA

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