

NEW BUILD STARTER UNITS
NOW AVAILABLE

- > INDUSTRIAL/WORKSHOP/STORAGE
- > 14 NEW UNITS FROM 1,055 FT²
- > FLEXIBLE LEASE TERMS
- > RENT FROM £9,000 PER ANNUM
- > QUALIFIES FOR 100% RATES RELIEF
- > ON SITE CAR PARKING
- > EASY CONNECTION TO A96 TRUNK ROAD

TO LET



TOWER PLACE, ELGIN BUSINESS PARK, ELGIN, IV30 8QW

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LOCATION

Elgin is the main administrative and commercial centre for the region of Moray in the northeast of Scotland. The town lies approximately 38 miles to the northeast of Inverness and 66 miles northwest of Aberdeen. The subjects are located within Phase 1 of Elgin Business Park to the east of the town centre. Vehicular access to the Park is taken from a newly constructed roundabout on the A96 which has created a significant link for transport to enter directly into the Business Park.

DESCRIPTION

The subjects comprise a complex of newly completed new build industrial starter units arranged as a double terrace on either side of a central common tarmacadam surfaced circulation area.

The development provides 14 clear span industrial units of steel portal frame construction under pitched roofs incorporating translucent rooflights. Each unit will benefit from a vehicle access roller door (3.5 m wide x 3.5 m high) and a pedestrian door. Internally the open plan space has concrete floors and an eaves height of 4 metres at the underside of the haunch rising to 5 metres at the apex. A single disabled toilet is provided to the rear of each unit. Block paved surfaced car parking spaces will be allocated to the front of each unit and the perimeter of the overall site will be landscaped to include a mix of shrubbery and trees.

Individual units are available from 1,055 sq ft. Multiple units can be combined to suit larger floor space requirements.

PLANNING

Class 5 – General Industrial & Class 6 – Storage or Distribution. The properties would suit a range of other uses subject to Planning. Please contact the agents to discuss your proposals.

BUSINESS RATES

The units will require to be assessed for business rates on occupation. We understand the units will qualify for 100% rates relief in terms of the Small Business Bonus Scheme.

SERVICE CHARGE

There will be a small service charge payable to cover the maintenance of the common areas of the development. Details can be provided on request.

LEASE TERMS

The units are now available "To Let" on flexible lease terms.

COSTS & VAT

Each party will pay their own legal costs. The incoming tenant will be responsible for LBTT, Registration Dues and any VAT thereon. Figures are stated exclusive of VAT, which will be added at the current rate.

VIDEO TOUR

Please click on the following link to view our Video Tour: - <https://youtu.be/42ng7RDqS80>

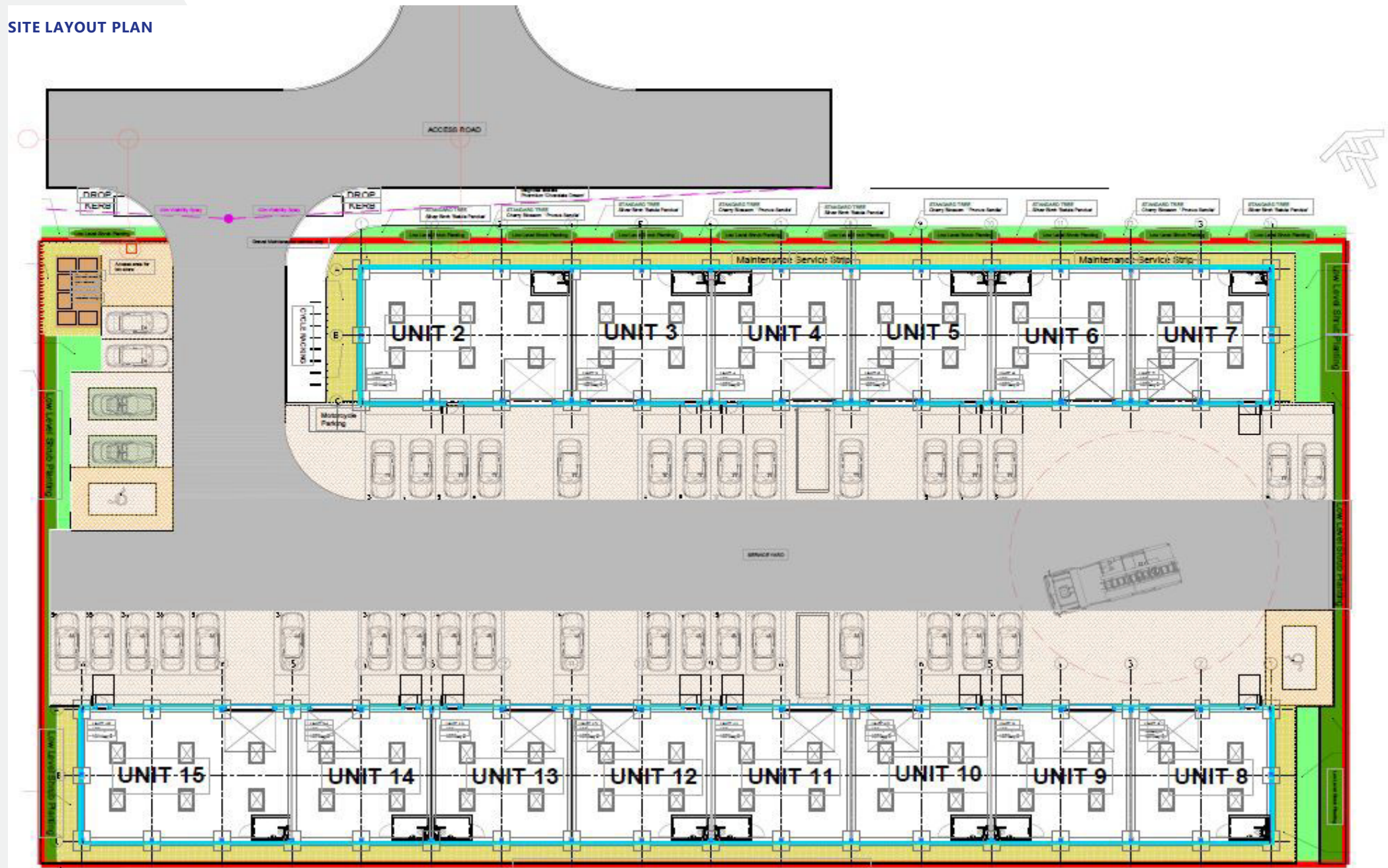
AVAILABILITY SCHEDULE, FLOOR AREAS & RENTS

Unit No:	Floor Area		Rent Per Annum	Availability
Unit 2	146.23 m ²	1574 ft ²	£13,500	NOW LET
Unit 3	98.01 m ²	1055 ft ²	£9,000	NOW LET
Unit 4	98.01 m ²	1055 ft ²	£9,000	NOW LET
Unit 5	98.01 m ²	1055 ft ²	£9,000	TO LET
Unit 6	98.01 m ²	1055 ft ²	£9,000	NOW LET
Unit 7	98.01 m ²	1055 ft ²	£9,000	NOW LET
Unit 8	98.01 m ²	1055 ft ²	£9,000	NOW LET
Unit 9	98.01 m ²	1055 ft ²	£9,000	TO LET
Unit 10	98.01 m ²	1055 ft ²	£9,000	NOW LET
Unit 11	98.01 m ²	1055 ft ²	£9,000	UNDER OFFER
Unit 12	98.01 m ²	1055 ft ²	£9,000	TO LET
Unit 13	98.01 m ²	1055 ft ²	£9,000	TO LET
Unit 14	98.01 m ²	1055 ft ²	£9,000	UNDER OFFER
Unit 15	147.25 m ²	1585 ft ²	£13,500	UNDER OFFER

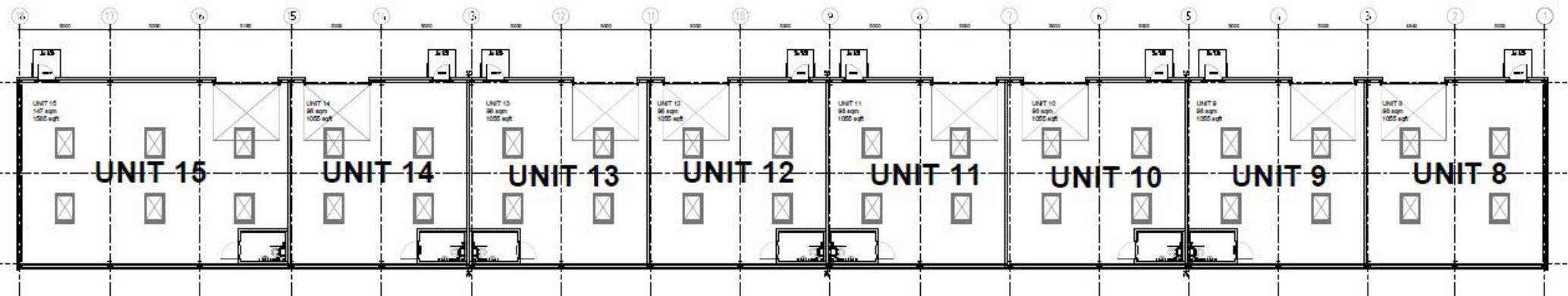
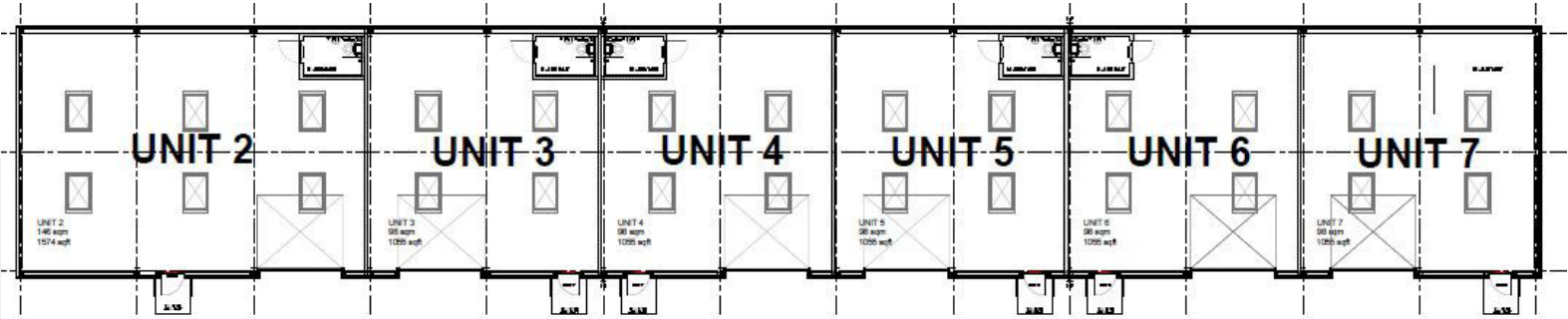
AERIAL VIEW LOCATION PLAN



SITE LAYOUT PLAN



FLOOR LAYOUT PLANS



Office 2



For further information or viewing arrangements please contact the agents:

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

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