



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

8 West Road Greshop Industrial Estate, Forres



Description

The property comprises a single storey mid terraced factory unit of steel frame and concrete block construction, with double skin insulated metal profile roof and profiled metal wall cladding. It benefits from a roller shutter door and internally the accommodation comprises the main workshop area and toilets.

The property extends to approximately 161.65 square metres (1,740ft²) measured on a Gross Internal Area basis.

Rent

Offers over £12,250 per annum plus VAT payable monthly in advance will be considered.

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.

Energy Performance Certificate

The premises are unheated and therefore an Energy Performance Certificate will not be provided.

Lease Terms

The unit is offered for lease on a full repairing and insuring lease basis on easy in easy out terms. Main terms are:

Lease period would be expected to be from 1 month to 5 years, although longer periods could be considered..

Rent will be reviewed on a 3 year cycle.

Tenant will accept the premises in their current condition and will maintain them in that condition.

The Council will arrange insurance for the premises and recover the cost of that insurance from the tenant.

The Council's reasonable legal expenses in any lease will be recovered from the tenant.

Permitted uses will be limited to uses within Use Classes 5 and 6 (refer to Planning section below for more details) including light industrial, storage, distribution, workshop etc. Whilst no offices are provided tenant/s may be permitted to install ancillary offices at their own expense.

The Council will maintain the common areas and services including car parking, accesses and street lighting.

Rateable Value

The premises have a Rateable Value of £6,400.

Small Business Bonus Scheme: The scheme is intended to assist small businesses and it is possible that you may be eligible for 100% rates relief. For further information contact Moray Councils Non Domestic Rates Team on 01343 563194/5 or alternatively email them on ndr-eng@mail.moray.gov.uk

Planning Position

The property has planning consent for general industrial storage and distribution uses as defined in classes 5 and 6 of the Town and Country Planning Use Classes (Scotland) Order 1997. Any use beyond this definition may be permitted subject to the tenant being responsible for obtaining any necessary statutory consents for their proposed use.

Further Advice:

Further advice on Planning issues is available via this link

http://www.moray.gov.uk/moray_standard/page_41734.html You can also contact the Council's Planning Service at Development Management, Economic Growth and Development, Moray Council, PO Box 6760, IV30 9BX. Tel: 0300 1234561 Email: development.control@moray.gov.uk Duty Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

Further advice on Building Standards issues is available via this link

http://www.moray.gov.uk/moray_standard/page_79069.html You can also contact the Council's Building Standards Service - Email: buildingstandards@moray.gov.uk Tel: 0300 1234561 Duty Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

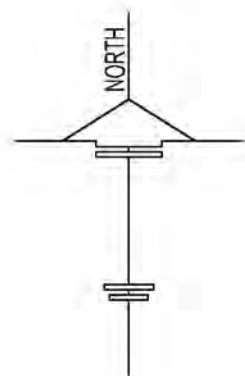
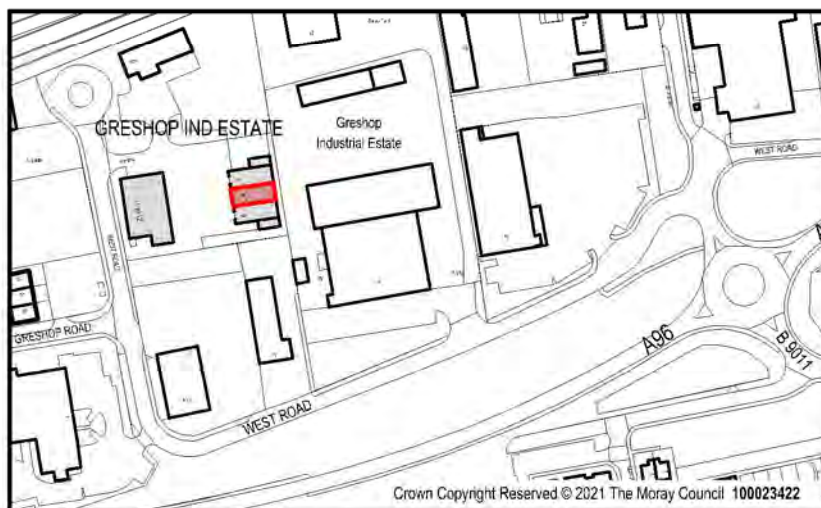
Further Details

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

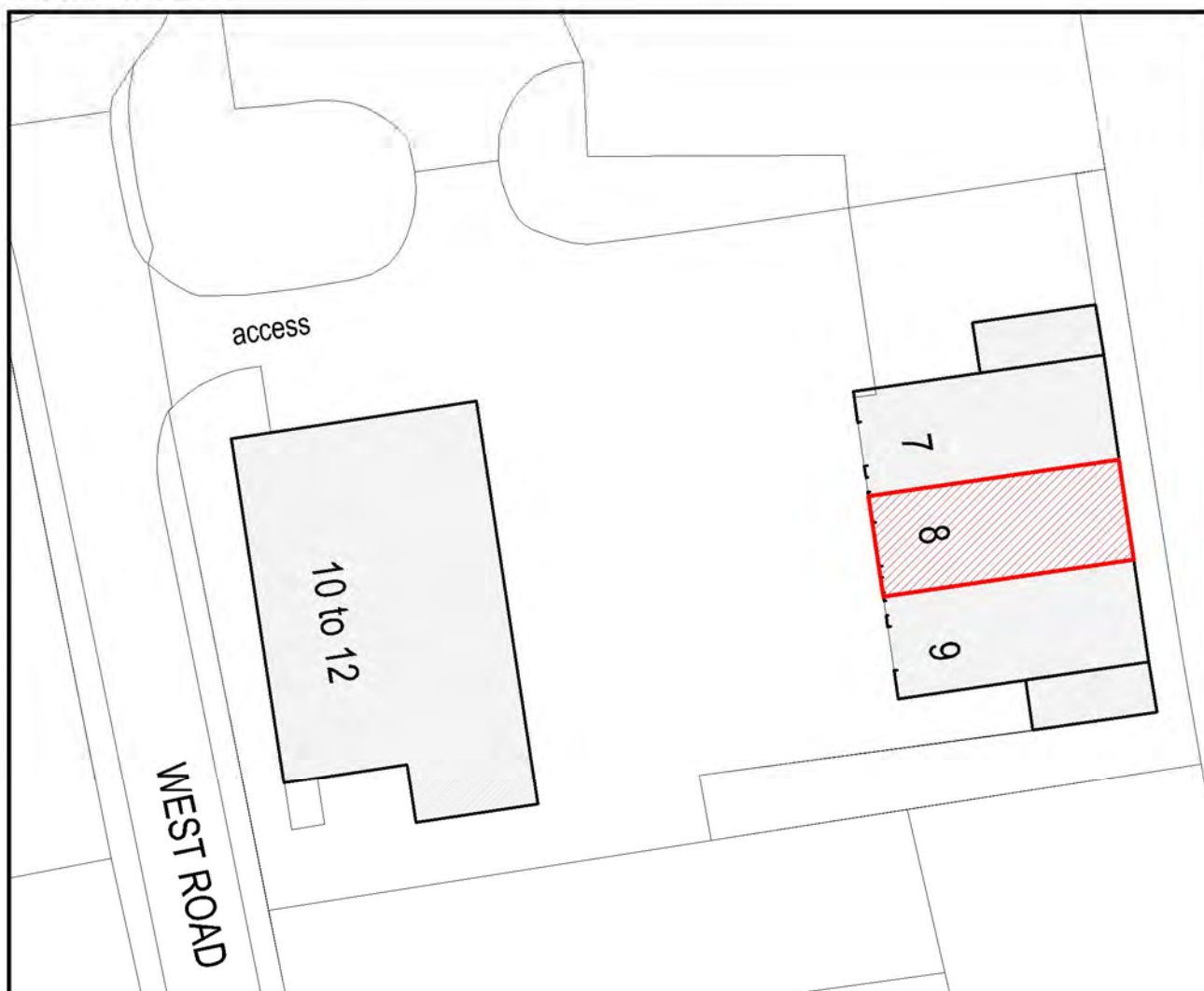
All parties interested in submitting an offer for lease should in the first instance note their interest in writing with the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX

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



Property For Let

8 West Road
Greshop Industrial Estate,
Forres

Housing & Property Services Estates

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The Moray Council
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Telephone: 0300 1234566