

TO LET

ERDF FUNDED BUSINESS DEVELOPMENT SITES CHANONRY INDUSTRIAL ESTATE, ELGIN

Description

Upfilled and level development sites with services available in the adjoining access road. The sites would suit development for a wide variety of uses including light industrial, warehousing and distribution uses. The sites are available from 3,250sqm up to 5,900sqm on a long ground lease basis for development.

ERDF Funding and Tenant Restrictions

The provisions of this serviced land has been part funded by the European Regional Development Fund to assist Small to Medium Sized Enterprises.

Applications to lease will only therefore be considered from Small to Medium Sized Enterprises which are defined as enterprises with less than 250 employees and which has an annual turnover of less than €50 million or which has a balance sheet assets of less than €43 million, and has no more than 25% of its capital or voting rights owned by a larger firm or public body.

Rent

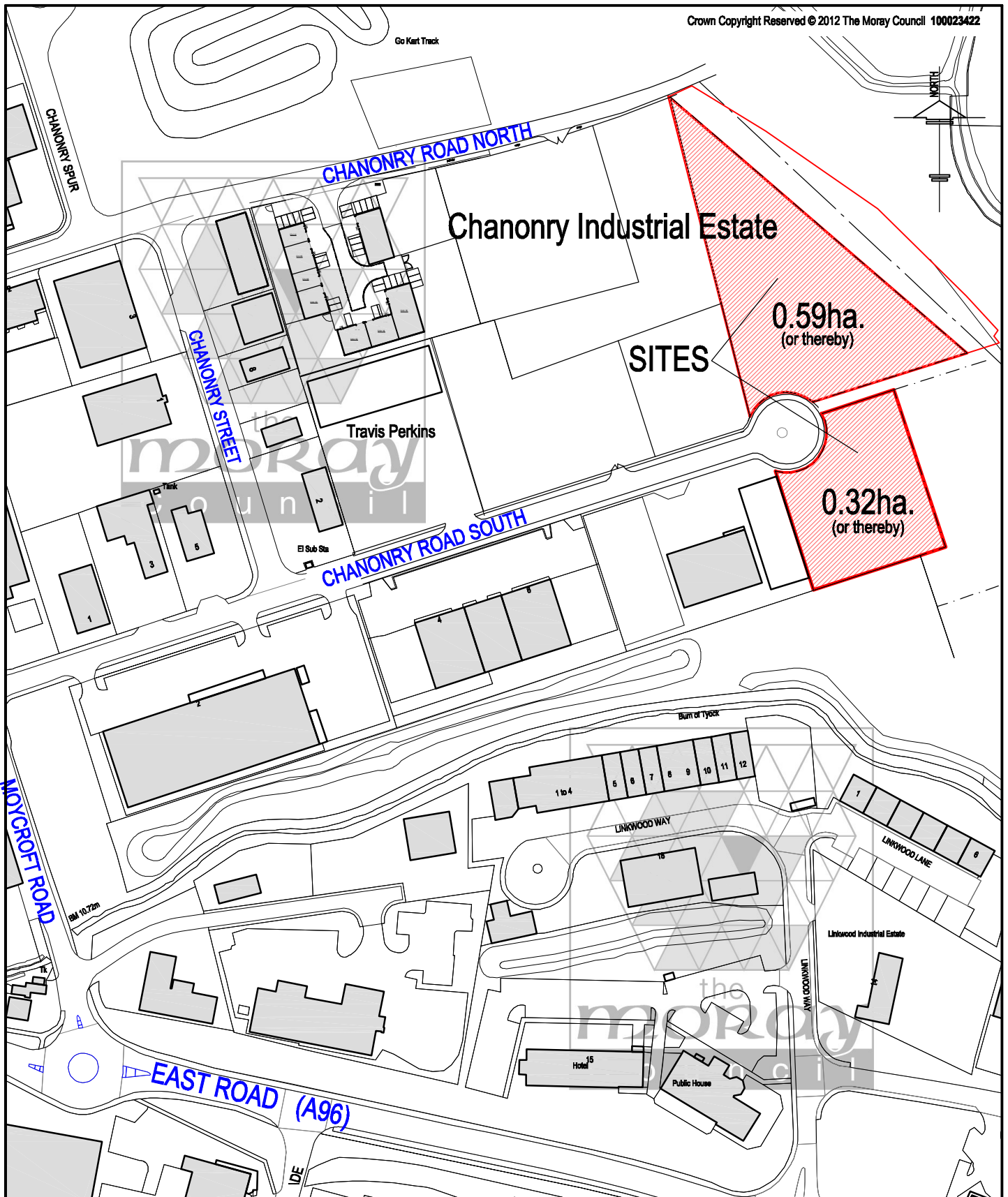
Details available on request.

Lease Terms

Period:	99 years.
Rent:	Details available on request.
Rent Review:	Rent to be reviewed 5 yearly to the current market rental value of the site or to a percentage of the development value of the site.
Permitted Use:	A wide range of uses will be considered, although it is anticipated uses would include light industrial, warehousing and distribution.
Other Terms:	Details available on request.
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.

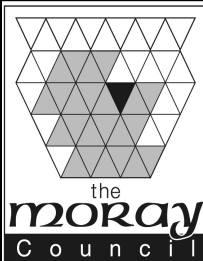
For further details or to arrange to view the premises contact Alex Burrell, Estates Surveyor, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX.
Tel No: 0300 1234566 or e-mail: estates@moray.gov.uk.

Any intending offerors 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 Writing (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 in to by way of missives between respective solicitors.



Drawing title

Business Development Sites at Chanonry Industrial Estate, Elgin

Scale
N.T.S.Date
June 2013Drawn By
JGDrawing Number
W\MC\E\74Housing & Property Services
Estates

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