

## **The Moray Council** **Housing & Property**

Council Offices  
High Street  
Elgin

IV30 1BX

# TO LET

## **FACTORY & YARD** **3 Newtonhill Spur, Buckie (Off March Road)**



The Moray Council has developed a new industrial estate off March Road, Buckie on which a single advance factory extending to 330 square metres with a 2,720 sqm secured yard has been constructed.

## **Description**

The factory/workshop comprises a steel portal frame unit benefitting from insulated composite panel walling and roof cladding, a sealed concrete workshop floor, overhead LED lighting in the workshop area, 3 phase power, two pedestrian doors, a small office suite, 2 front facing roller doors and one rear facing roller all with 4m clearance and an internal eaves height of circa 6.35m.

## **Accommodation (See floor and site plans below)**

Factory/workshop area extends to 250 sqm (approx. 15m by 15m plus 5m by 5m).

Office suite comprises an office of 34.5 sqm (7.38m by 4.97m), a reception of 7.9 sqm (3.11m by 2.55m) and a single disabled WC. All sizes to be confirmed upon completion.

The property also has a surfaced access from the public road to the front of the unit which includes 12 parking spaces and a 3,000 sqm secured yard benefitting from triple point steel palisade fencing and gates.

For Site plan and Floor plan see final pages of this schedule.

## **Lease and Terms**

This advance factory is offered for lease on a full repairing and insuring lease basis on easy in easy out terms.

Initial Rental of £16,250 for unit and £7,750 for yard per annum plus VAT.

Available together or separately.

Main terms are:

Lease period will be flexible from one month upwards.

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 common surface water drains, the road and the footpaths servicing the premises until such time as they may be adopted for maintenance by Scottish Water or the Roads Authority.

### **Rateable value**

The premises will require to be separately assessed upon letting of the property.

### **Small Business Bonus Scheme**

The Scottish Government announced the introduction of the Small Business Bonus Scheme which commenced on 1st April 2008. 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-enq@mail.moray.gov.uk

### **Planning Position**

The development 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.

For further advice on any Planning issues please visit the Council's web site via this link [http://www.moray.gov.uk/moray\\_standard/page\\_41669.html](http://www.moray.gov.uk/moray_standard/page_41669.html) or contact the Duty Officer Tel: 0300 1234561 between 2pm and 4pm Mon-Fri.

### **Energy Performance Certificate**

If you have any questions regarding the Energy Performance Certificate please contact Alexander Burrell, Estate Surveyor on 01343-563296.

### **Viewing**

Appointments to view may be arranged by contacting the Estates Services, The Moray Council, Council Headquarters, High Street, Elgin IV30 1BX, telephone number 03001234566.

### **Applications to Lease:**

Applications to lease are invited from new and established Small to Medium Sized Enterprises only. To apply online [click here](#).

### **Other Properties:**

For details of other available Council properties please contact the Estates Manager, Council, Council Offices, High Street, Elgin, IV30 1BX. Tel 0300 1234566 or email [estates@moray.gov.uk](mailto:estates@moray.gov.uk)

Any interested parties 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.

# Floor Plan



PROPOSED SOUTH WEST ELEVATION  
SCALE 1:200



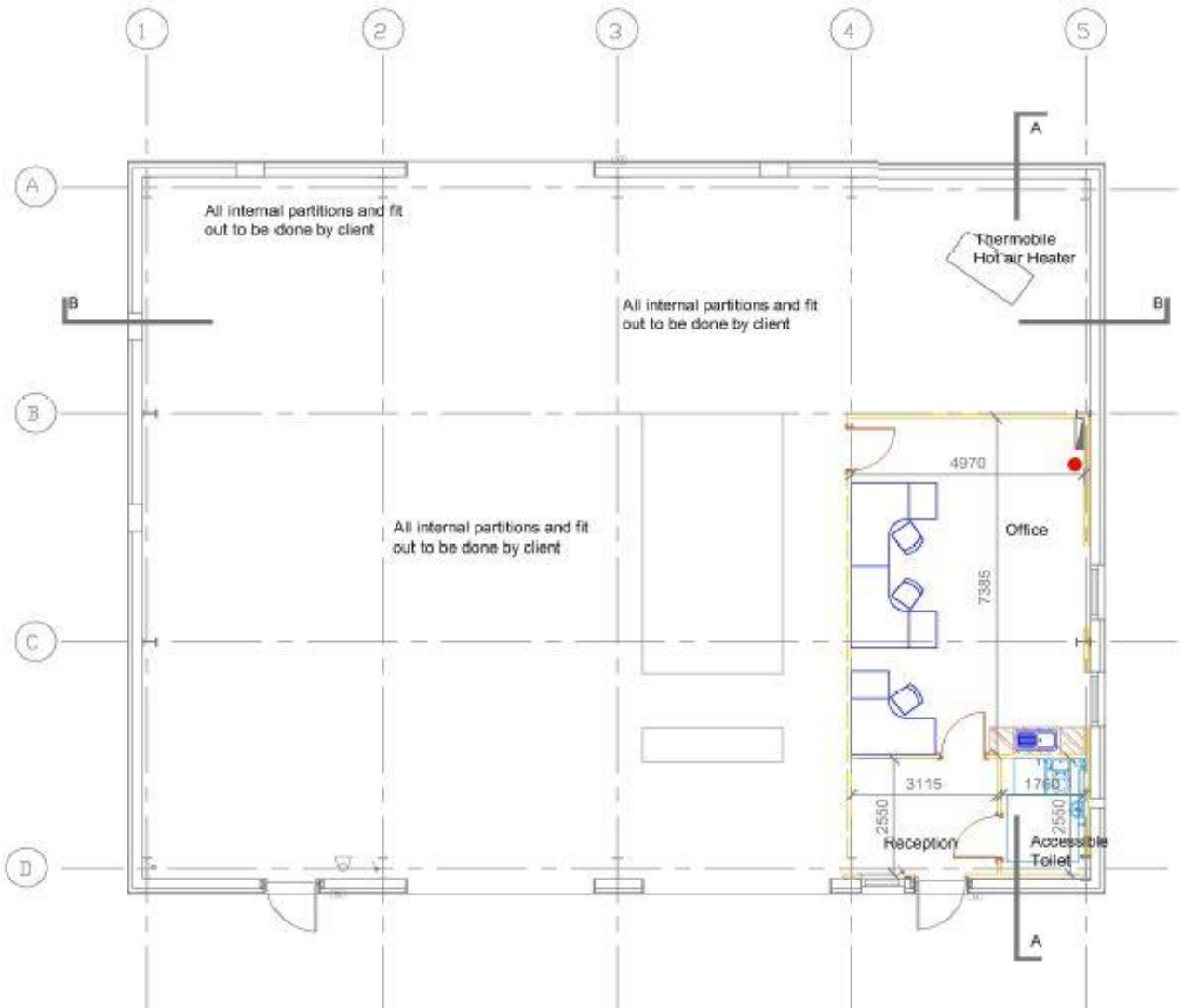
PROPOSED SOUTH EAST ELEVATION  
SCALE 1:200



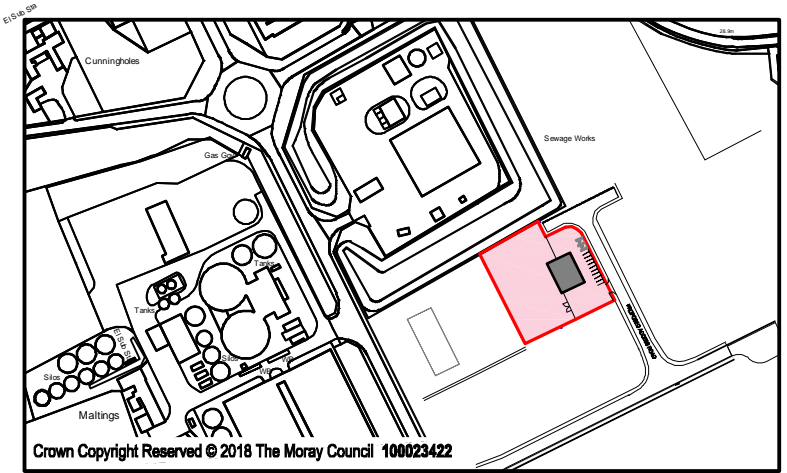
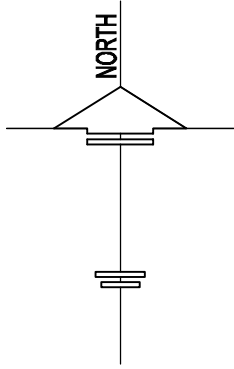
PROPOSED NORTH EAST ELEVATION  
SCALE 1:200



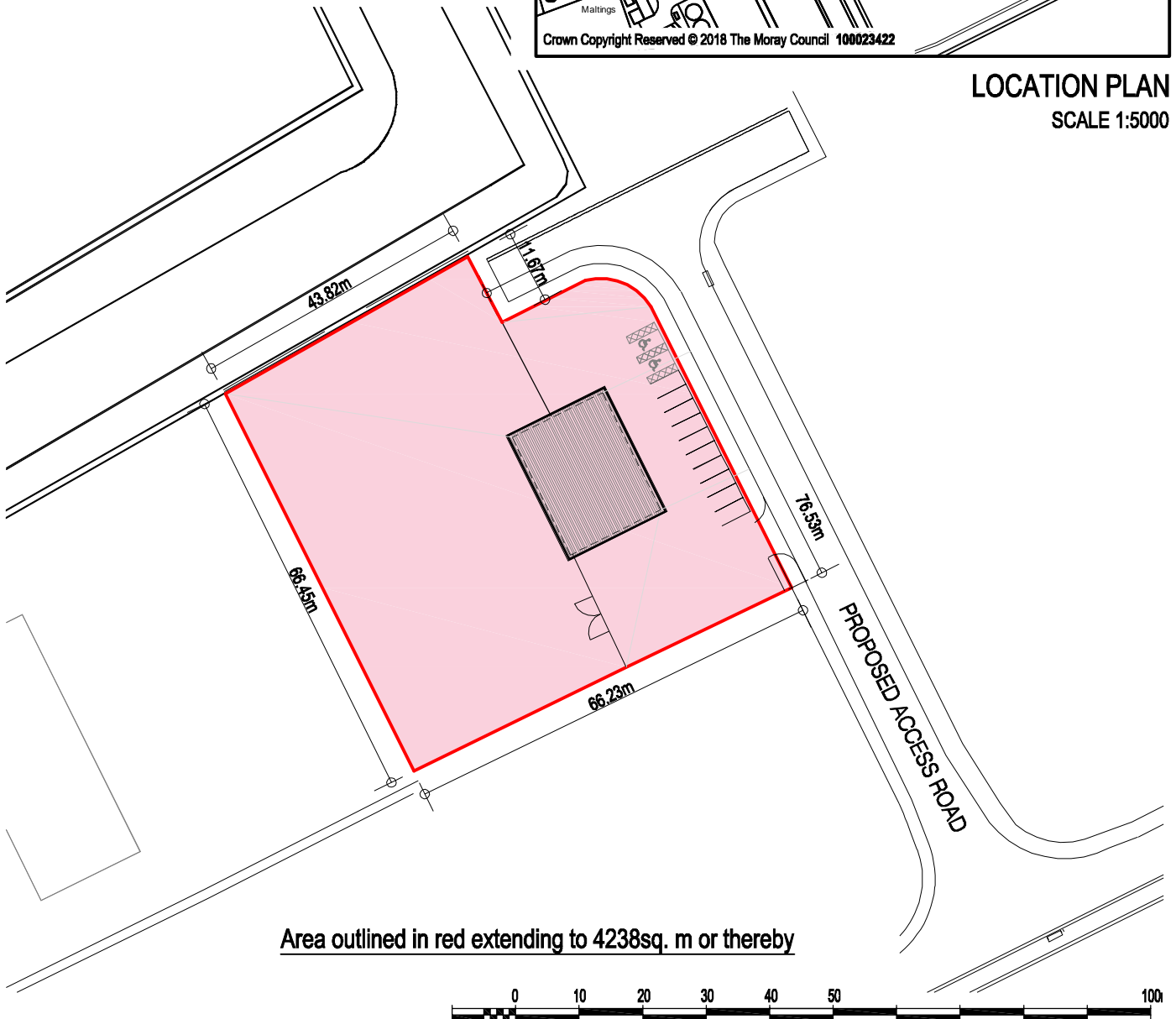
PROPOSED NORTH WEST ELEVATION  
SCALE 1:200



PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



**LOCATION PLAN**  
SCALE 1:5000



Area outlined in red extending to 4238sq. m or thereby



Drawing title

## No. 3 Newtonhill Spur, Buckie (off March Road)



Scale	1:1000	Date	Mar. 2018
Drawn By	CP	Deed Pack	
Drawing Number	DP \ MC \ B \ 428		

Housing & Property Services  
Estates

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