



EUROPE & SCOTLAND
European Regional Development Fund
Investing in your Future

Moray Council

Housing & Property Services

Council Offices
High Street
Elgin

IV30 1BX

TO LET

**ERDF FUNDED BUSINESS DEVELOPMENT SITES,
WESTERTON ROAD SOUTH, KEITH**



Closing date set for 12noon on Tuesday 20th September 2022

Description

Level development sites with services available in the adjoining access road. These sites would suit development for a wide variety of uses including light industrial, warehousing and distribution uses. These sites are available on a long ground lease basis for the purposes of development in a wide range of sizes from 2,250sqm - 5,750m².

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.

Availability

Sites 7 – 8 2,250m² - 5,750m², secured sites with services nearby. We can be flexible on site size with rent dependant on size and location please call for details.

ERDF Funding and Tenant Restrictions

Provision 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 therefore only be considered from small to medium sized enterprises which are defined as enterprises with less than 250 employees and which have an annual turnover of less than 50 million euros or which has a balance sheet asset of less than 43 million euros, and has no more than 25% of its capital or voting rights owned by a larger firm or public body.

Rent

Details are available on request.

Lease Terms

Period 99 years.

Rent Review

Rent to be reviewed 5 yearly to the current market 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 its anticipated usage would include light industrial, warehousing and distribution.

Other Terms

Details available on request.

Fees

In accordance with the Council's 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 lease.

Further Details / Viewing & Offers

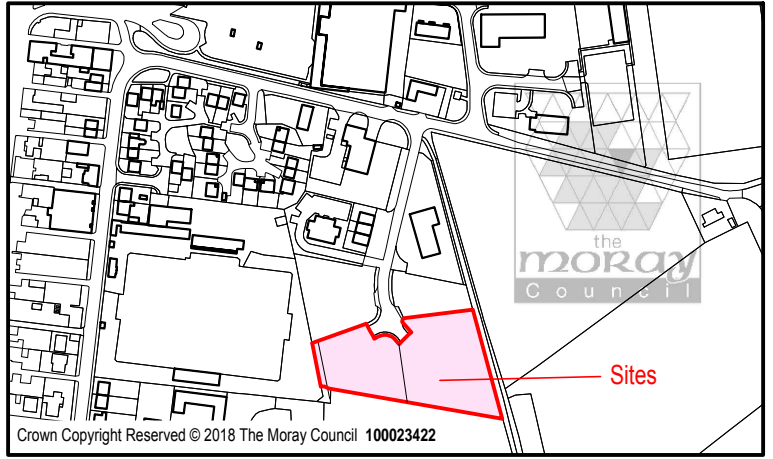
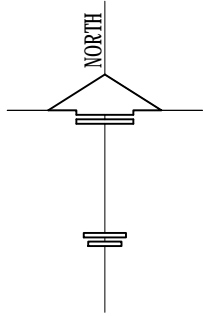
For further details or to arrange a viewing please complete the following [form](#), and Alex Burrell, the Estates Surveyor managing this property, will be in contact shortly. Alternatively you may call Alex on 07967 748944 or e-mail alexander.burrell@moray.gov.uk

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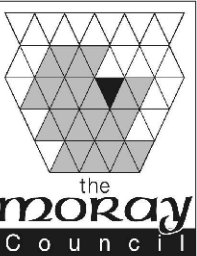
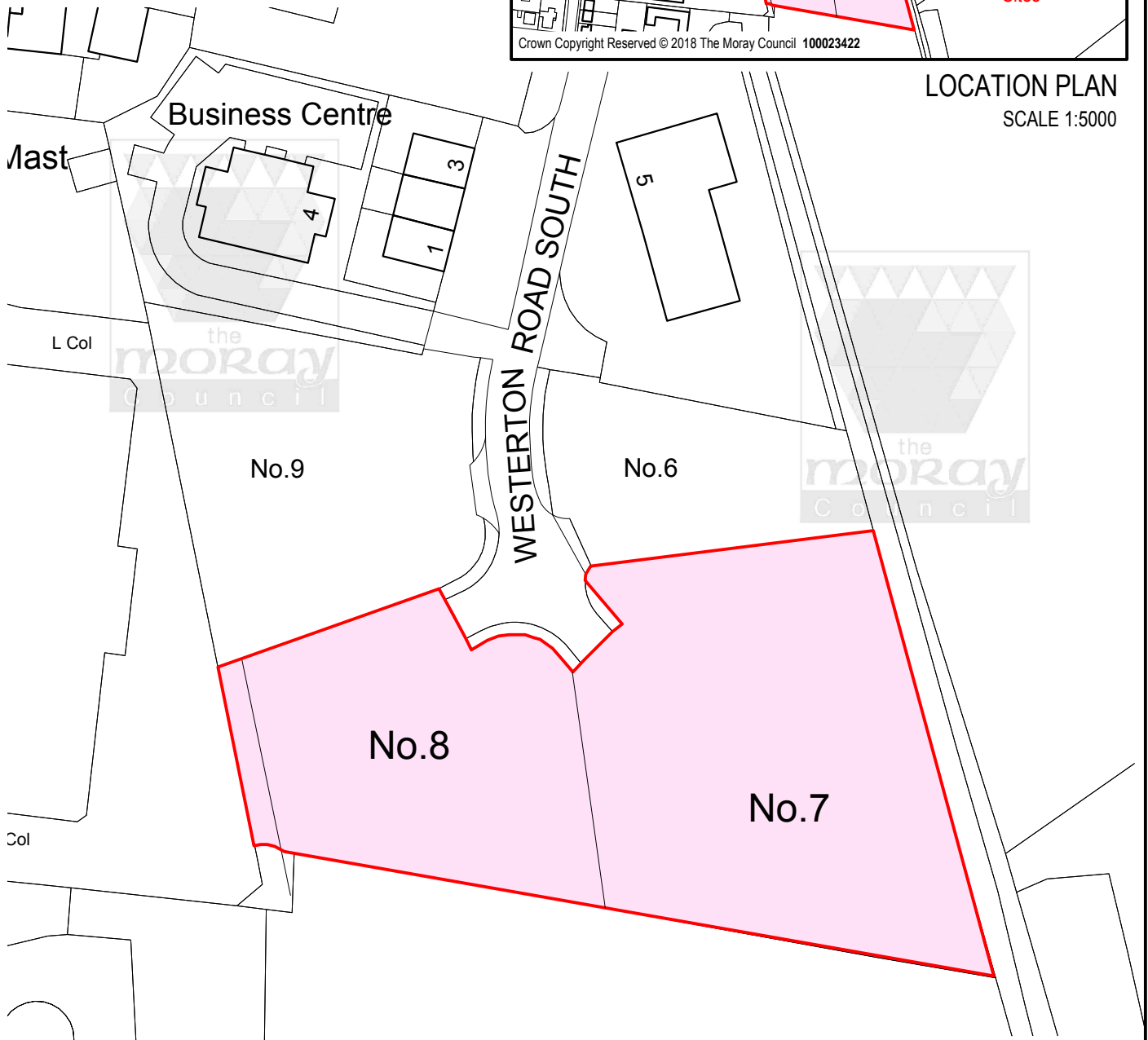
All parties interested in submitting an offer should note their interest in writing to the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX or email estates@moray.gov.uk. You will then be provided with details of the procedure and instructions for the submission of offers, together with an official tender label.

It should be noted that the Council are not obliged to accept the highest offer or any offer.

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.



LOCATION PLAN
SCALE 1:5000



Property To Let

Development Sites at Westerton Road South, Keith.

Housing & Property Services Estates

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The Moray Council
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