



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

BUSINESS DEVELOPMENT SITES No. 1 & 3 CHANONRY ROAD NORTH, ELGIN



Industrial/Warehousing development sites available from
0.1 hectares (0.262 acres) to 0.48 hectares (1.18 acres)

Description

Two to three level development sites are available as follows

No. 1 0.2395 hectares (0.592 acres)

No. 3 0.24 hectares (0.593 acres)

No. 5 LEASED

No. 7 UNDER OFFER

No. 9 UNDER OFFER

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

NOTE: No.'s 1 & 3 can be combined to form a single site. See plan for more details.

The sites are accessed from a public road along the frontage which contains mains power, water and sewerage services suitable for the development of the site. The site would suit development for a wide variety of uses including General business, office, light industrial, warehousing and distribution uses although other uses will be considered.

Planning

The site is situated in Chanonry Industrial Estate which has been designated I2 in the Moray Local Plan 2015 as suitable for general purposes and industrial operations. 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.

Lease Terms

Moray Council will consider offers to lease the sites on a long (99 years to 125 year) development lease basis. The lease will be granted on the basis of a landlord approved development in principle, however, it will be up to the tenant to satisfy themselves as to the suitability of the site for their purposes. The tenant will be responsible for obtaining all the necessary statutory consents required for the proposed use. The main terms of lease are as follows:-

Period - 99 years to 125 years.

Rent - Details available on request.

Rent Review - Rent reviewed 5 yearly to the current market value of the site or to a proportion of the developed value of the site.

Permitted Use - A wide range of uses will be considered and it is anticipated uses would include office, industrial, warehousing and distribution.

Fencing - The external boundary of the existing site is already secured with a 1.8 – 2.1m steel palisade fence, however, if the site is subdivided the tenant will be responsible for securing any unfenced boundary of the site and where a boundary is shared with another site the tenant will be entitled to claim 50% of the cost of the construction of the fence from the tenant of the adjoining site once that site is leased.

Other Terms - Details available on request.

Fees

In accordance with the Council's standard practice the tenant will be responsible for the Council's reasonable legal fees in connection with the grant of any lease as well as any Stamp Duty, Land Tax, if applicable and Registration dues.

Further Details

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

All parties interested in submitting an offer for lease should in the first instance note their interest in writing with the Asset Manager, (Commercial Buildings) Moray Council, Council Offices, High Street, Elgin, IV30 1BX or by e-mail estates@moray.gov.uk

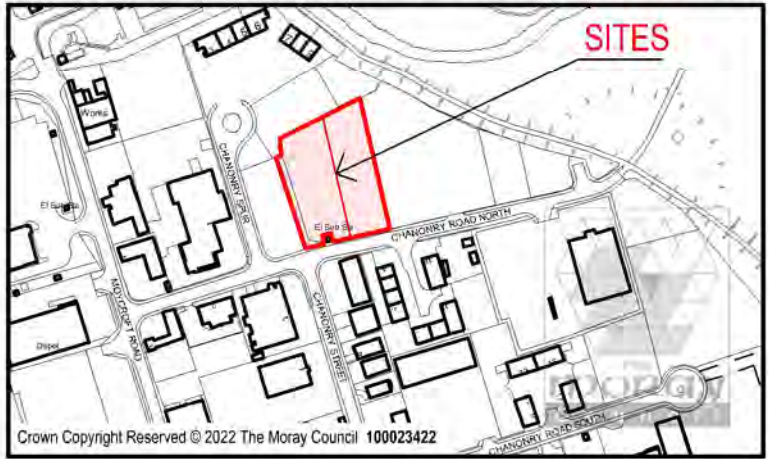
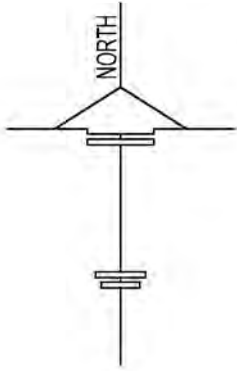
It should be noted that the Council is not obliged to accept the highest or any offer.

Data Protection

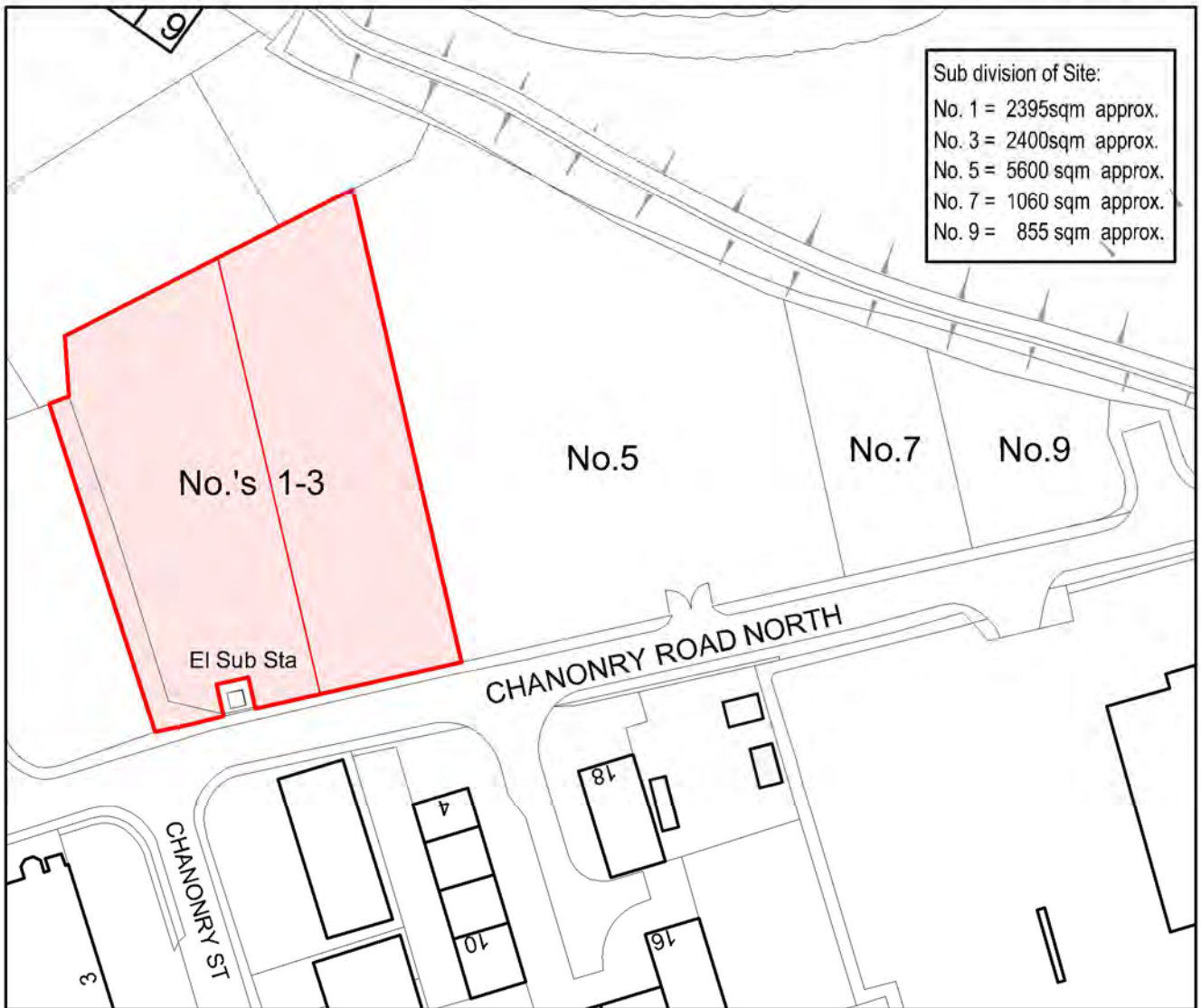
Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Lease process – [link](#)

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 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 into by way of missives between respective solicitors.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN



Property For Let

**Business Development Sites,
No's 1 & 3 Chanonry Road North,
Elgin.**

**Housing & Property Services
Estates**

Reproduced from the Ordnance Surveymap with the permission of the Controller of Her Majesty's Stationary Office Crown Copyright 2022. The Moray Council 100023422. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

The Moray Council
Council Office, High Street, Elgin IV30 1BX
Telephone: 0300 1234566