



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

Westerton Road Business Centre, 4 Westerton Road South, Keith



A closing date has been set for 12 noon on Wednesday 14th July 2021.

Unit 5 Workshop

The Westerton Road Business Centre provides a range of small studio/office and workshop units for let on easy in easy out terms to both new and established businesses giving prospective tenants the opportunity to test their new ideas at reasonable cost and without commitment to a long-term lease.

The Business Centre comprises four 25m² studio/office units and two 50m² workshop units and is located on Westerton Road Industrial Estate (see attached plan) with easy access to Keith Town Centre and the A96 Aberdeen/Inverness Road.

Available Units:

Unit No.4	Studio	Available: £250 per month plus VAT
Unit No. 5:	Workshop	Available: £300 per month plus VAT

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.

Accommodation

Studio / Office Units

The units are accessed via the Business Centre's reception area and corridor and benefit from carpeted finish, plasterboard walls and ceilings. Other features include:-

- Electric panel heating
- Double glazed window with security shutter
- Fire alarm and security alarm protection
- Services include fluorescent lighting, double electric sockets and telephone point
- Each Studio / Office unit has a shared use of the Centre's communal kitchen, toilets, reception and one exclusive car parking space
- Units are DDA compliant

Workshop Units

The 50sq.m units are self-contained and independently accessed from the Business Centre car park. Each unit has a concrete floor, concrete block walls and insulated profile steel sheeting roof with roof lights. Other features include:-

- Roller shutter door Independent internal and external pedestrian doors
- Single phase electrical supply with 4 double electric sockets
- Separate toilet with wash hand basin
- Worktop and sink unit with hot and cold water
- LED lighting
- Telephone point
- Each Workshop unit has a right to use one car parking space in the Business Centre's car park.

Lease Terms

Leases are on a month-to-month basis terminable by either party on serving 4 weeks written notice. The rent is reviewable 3 yearly.

For Tenants & Landlord Responsibilities [click here](#)

Planning Position

The units have planning consent for general office, research and development, general industrial and storage and distribution uses as defined in Use Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland Order 1997).

Energy Performance Certificate

Current Rating "F" (Certificate and Report available on request)

Non Domestic Rates

The studio units are entered in the Valuation Roll for the current year as having a rateable value of £3,000 while the workshop units are entered in the Valuation Roll as having a rateable value of £3,100. 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

Further Details

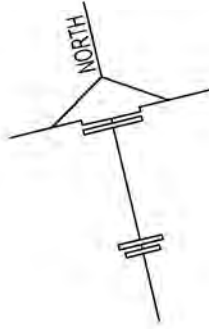
A closing date has been set for 12 noon on Wednesday 14th July 2021.

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.

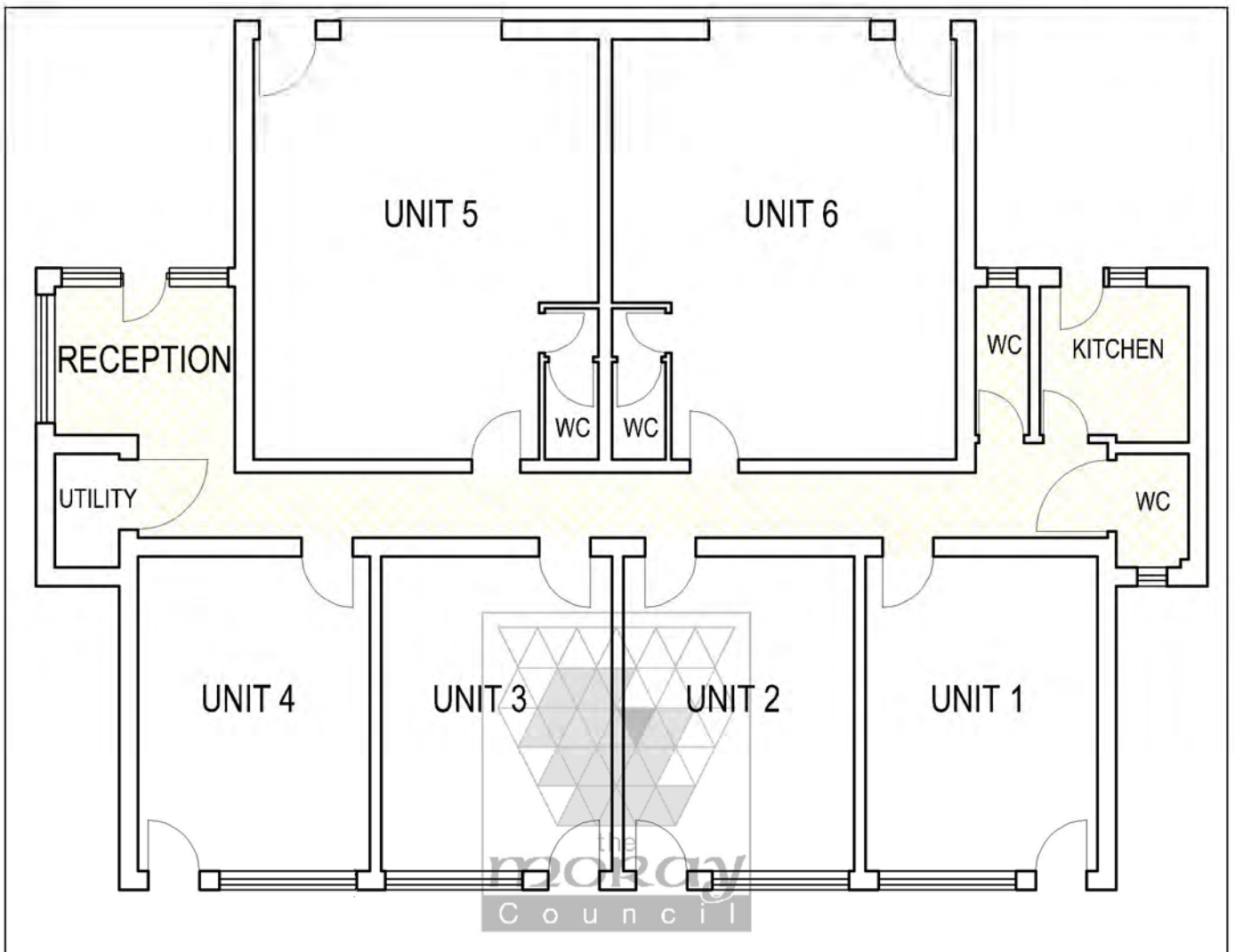
It should be noted that the Council are not obliged to accept the highest offer or any offer.

Any 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
SCALE 1:2500



Property

Westerton Business Centre
Westerton Road South
Keith

Housing & Property Services
Estates

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office Crown Copyright 2021. 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: 01343 563281