



Moray Council

Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

FOR LEASE

9 LINKWOOD PLACE, ELGIN



The property is located within Linkwood Industrial Estate and comprises a purpose built meat processing factory, with surfaced yards, parking and delivery/dispatch areas, surrounded by security fencing. Internally the original unit extends to approximately 794m² (8,546ft²) measured on a Gross Internal Area basis and the whole yard extends to approximately 5,707m² (1.41 acres)

Price on Application

Description

The accommodation includes large storage pens, slaughter hall, 4 chill rooms and a packing/despatch area, together with offices/meeting rooms, a canteen area and toilets.

Energy Performance Certificate

The premises are partially heated and therefore an Energy Performance Certificate will be provided.

Rent

To be discussed on application.

Main Lease Terms

The premises would be offered on the basis that the tenant would accept the premises in its current condition and would maintain the property in no worse condition for the lease period.

The Council is flexible on lease periods and will consider any length of lease required from month to month up to 25 years as required.

The Council would arrange the building insurance cover and recover the cost of the annual premium from the tenant. Rent will be reviewed every 3 years.

Storage, distribution, workshop etc, subject to any necessary planning consent.

The tenant will be responsible for the payment of rates and all other services and outgoings arising from the use of the premises.

Fees

In accordance with the Council's usual practice the tenant would be responsible for the Council's reasonable legal expenses in connection with any lease that proceeds and registration costs as applicable.

Rateable Value

The unit is entered in the Valuation Roll for the current year as having a Rateable Value of £46,500.

Planning

The unit was formerly used as a meat/food processing facility which falls under 'Sui generis' buildings of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The property however also offers potential as a chilled storage facility/distribution centre or other uses within Class 5 & 6 Use Classes (general industrial, storage and distribution uses) subject to the purchaser being responsible for obtaining any necessary statutory consents.

It should be noted that the above advice is purely for guidance and is entirely without prejudice to the consideration of any formal applications for Planning Consent and/or Building Warrant by the Moray Council.

For further advice on Planning issues please contact the Duty Officer, Development Control Section, Moray Council, Council Offices, High Street, Elgin, IV30 1 BX. Tel No: 0300 1234561 between 2pm and 4pm Mon – Fri.

For further advice on Building Control issues please contact the Duty Officer, Building Control Section, Moray Council, Council Offices, High Street, Elgin, IV30 1 BX. Tel No: 0300 1234561 between 2pm and 4pm Mon – Fri.

Title

The Council's Title to the property can be viewed by arrangement by contacting Aileen Scott – Legal Services Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX email: aileen.scott@moray.gov.uk

A purchaser would be required to satisfy themselves as to the titles and any conditions contained in them.

Further Details

For further details or to arrange a viewing please complete the following [form](#), and Ian Walker, the Estates Surveyor managing this property, will be in contact shortly. Alternatively you may call Ian on 07855 146191 or email ian.walker@moray.gov.uk

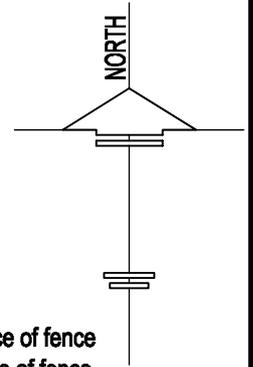
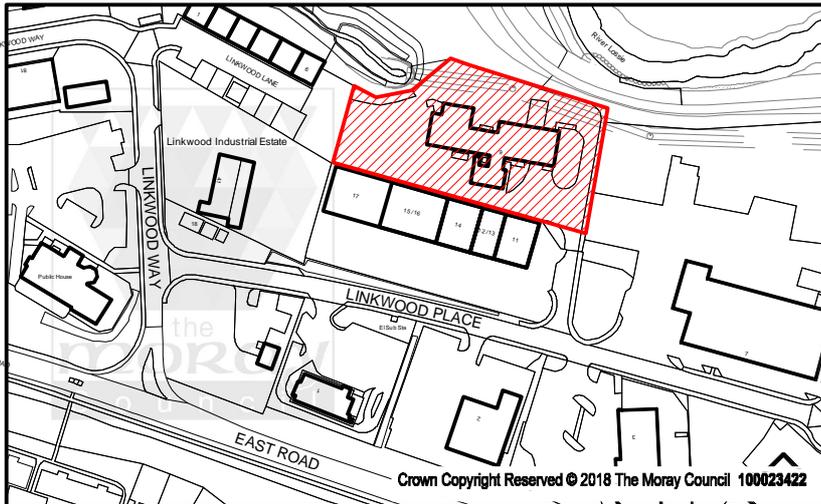
All parties interested in submitting an offer should in the first instance note their interest in writing with the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX or by e-mail estates@moray.gov.uk

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



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 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.

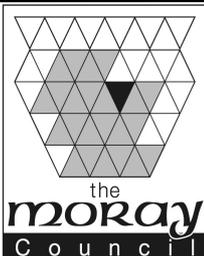
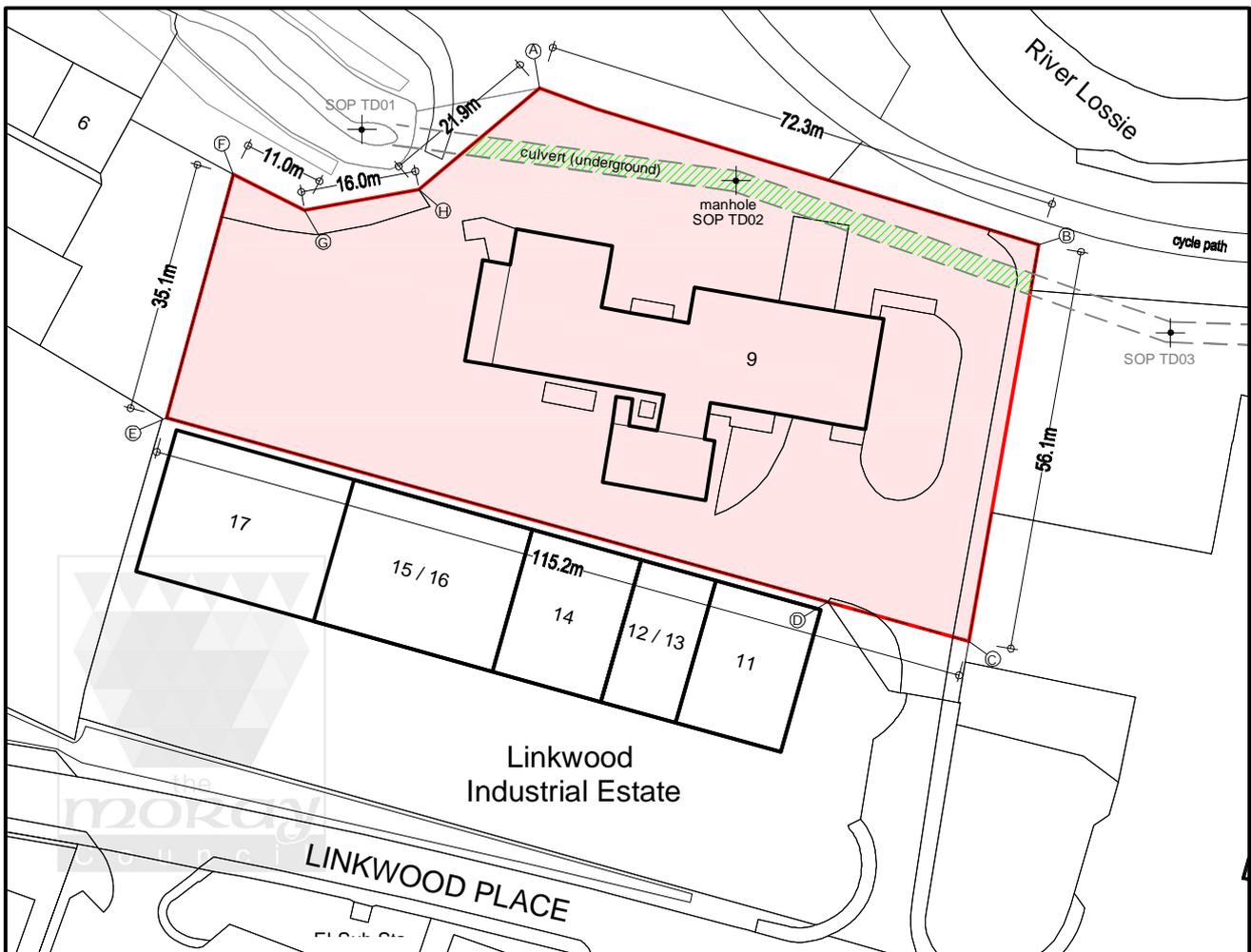


LEGEND

- A-B north north east face of fence
- B-C east south east face of fence
- C-D undefined
- D-E south south west face of fence
- E-F west north west face of fence
- F-G north north east face of fence
- G-H north north west face of fence
- H-A north west face of fence

Green hatching denotes right of access for maintenance of culvert & manhole TD02

LOCATION PLAN



Property For Let

**9 Linkwood Place,
Elgin.**

**Housing & Property Services
Estates**

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The Moray Council
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