



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

Chanonry Business Centre, 2 Chanonry Road North, Elgin IV30 6NB



The Chanonry Business Centre provides a range of small studio/office and workshop units for let on easy in – easy out terms for 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 5 studio/office units each of 25m² floor area and 2 workshop units each of 50m² floor area and is located on Chanonry Industrial Estate (see attached location plan) close to Elgin Town Centre and with easy access to the A96 Aberdeen/Inverness Road.

Please note that there is a general presumption against sports, leisure, and animal grooming uses in the Council's industrial buildings.

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.

Studio / Office Units (Units 2 & 3 currently available)

The 25m² units are accessed via the Business Centre's main entrance and corridor and benefit from carpeted finish, plasterboard walls and ceilings. Other features include:-

- Electric panel heating
- Double glazed window with security shutter
- Independent internal and external pedestrian doors
- Fire alarm system
- Services include LED lighting, double electric sockets and telephone point
- Each Studio / Office unit has a shared use of the Centre's communal kitchen, toilets, main entrance and shared use of the parking spaces in the Business Centre's car park.

Workshop Units (currently let)

The 50m² units are self-contained and independently accessed via the Business Centre's main entrance and corridor, but also have independent access to the Business Centre's 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 shared use of the parking spaces in the Business Centre's car park.

Energy Performance Certificate

Current Rating F (93) - Certificate and Report available on request

Lease Terms

Leases are usually on a month-to-month basis terminable by either party on serving 4 weeks written notice, however other lease lengths can be considered. The rent is reviewable every 3 years.

A list of the units currently available to let, together with the rental costs, is set out in Schedule 2.

Fees

In accordance with Council practice the tenant will be responsible for the Council's reasonable legal fees in connection with the transaction as well as any Land and Buildings Transaction Tax, if applicable, and registration dues.

Tenants Responsibilities

The tenant's responsibilities, as detailed in the standard lease, are as follows:-

1. Payment of the rent monthly in advance by Direct Debit. VAT is chargeable on the rent.
2. The tenant will be responsible for paying non-domestic rates on the property. However, under the Government's Small Business Bonus Scheme, occupiers may be eligible for up to 100% rates relief. For further information please contact the Moray Council's Non Domestic Rates Team on 01343 563456 or alternatively email them on ndr-eng@moray.gov.uk
3. Payment of a share of the electricity used in the Business Centre. Each unit is sub metered and the tenant will be invoiced as appropriate.
4. Payment of the water drainage charge levied for each unit together with a share of the water supply and sewerage charges for the Business Centre as appropriate. The units are not individually sub metered and so each tenant will be invoiced for an appropriate portion for the supply and sewerage charges
5. Payment of a share of the building insurance premium for the Business Centre, which will be invoiced annually.
6. Internal decorations, cleaning and maintenance of windows, all non-structural internal repairs and maintenance including fixtures and fittings within the premises.

Landlord Responsibilities

The landlords will provide the following services;

1. The external repair, maintenance and building insurance cover for the Business Centre. A share of the insurance premium will be recovered from the tenant.
2. The internal maintenance, repair, cleaning of the common areas and pertinents of the Business Centre and the heating and lighting of the common areas.
3. The provision of hot and cold water in the common toilets and utility rooms. A share of the water charges will be recovered from each tenant as appropriate
4. Maintenance of the landscaped areas.
5. Provision and maintenance of an external sign detailing the unit numbers and the names of the tenants.
6. The provision and replenishment of toilet supplies.
7. The maintenance of the fire alarm system and fire fighting equipment.
8. The provision of appropriate trade refuse bins and arrangement of the appropriate refuse collections.
9. The provision of all other services, facilities and apparatus which from time to time may be deemed necessary by the landlords in their sole discretion in respect of the premises.

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).

Further Details / Viewing

For further details or to arrange a viewing please complete the following [form](#), and Tim Barry, the Estates Surveyor managing this property, will be in contact shortly. Alternatively you may call Tim on 07779 999233.

Rates

Office/Studio Units 1, 2, 3, 4 & 5 are each entered in the Valuation Roll for the current year 2022/23 as having a rateable value of £4,000

The Workshop/Storage Units 6 & 7 are each entered in the Valuation Roll for the current year 2022/23 as having a rateable value of £4,400

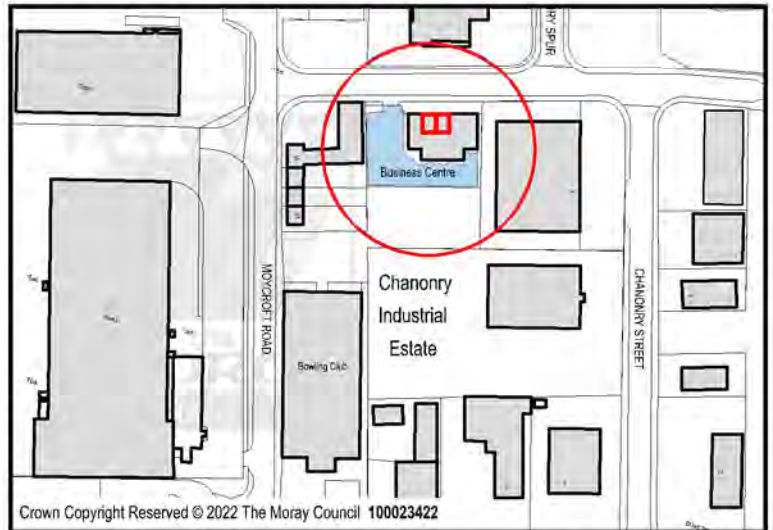
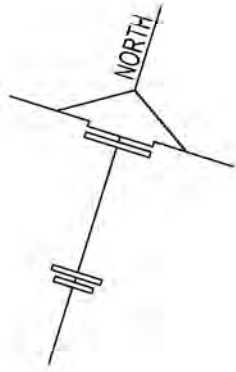
Schedule 2

List of Units (available to Let shown in **Bold**)

Office/Studio	Unit No 1	Let
Office/Studio	Unit No 2	£330 per month + VAT
Office/Studio	Unit No 3	£330 per month + VAT
Office/Studio	Unit No 4	Let
Office/Studio	Unit No 5	Let
Workshop	Unit No 6	Let
Workshop	Unit No 7	Let

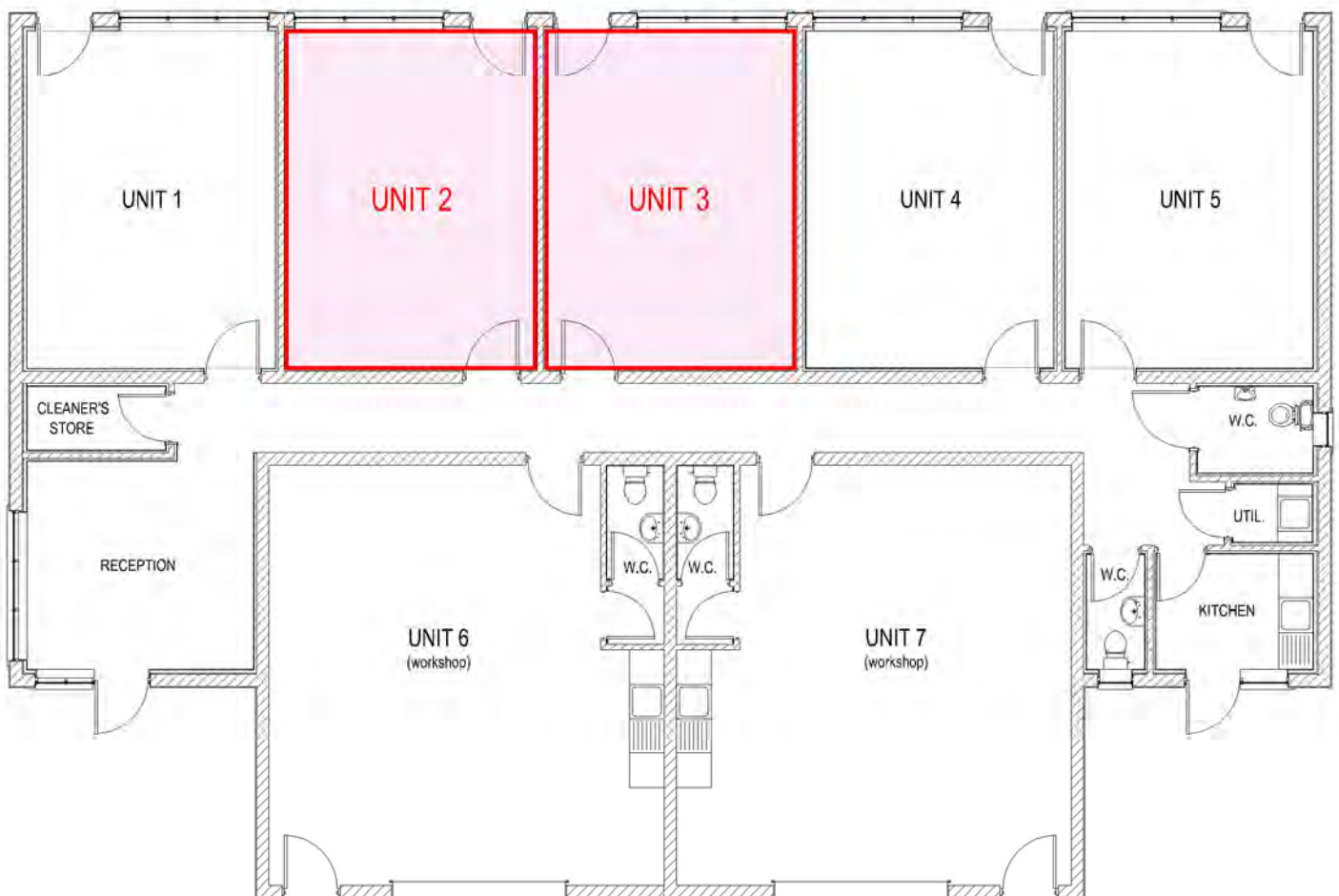
Any intending offerers must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the Requirements of the Writings (Scotland) Act 1995 these particulars are neither intended to create nor to be relied upon as 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 to Let

**Chanonry Business Centre,
Units 2 & 3 Chanonry Ind Est.,
Elgin.**

Housing & Property Services Estates

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