



## Moray Council Housing & Property Services

Council Offices  
High Street  
Elgin  
IV30 1BX

# TO LET

### Westerton Road Business Centre, 4 Westerton Road South, Keith



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 25m<sup>2</sup> studio/office units and two 50m<sup>2</sup> 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.

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

#### **Available Units:**

Unit No.3      Studio

Available: £285 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 LED lighting, double electric sockets and telephone point
- Each Studio / Office unit has a shared use of the Centre's communal kitchen, toilets, reception and use of the car parking spaces
- 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 the right to use car parking spaces in the Business Centre's car park.

### **Lease Terms**

Leases are usually 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](#)

### **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.

### **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 1<sup>st</sup> 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 563456 or alternatively email them on [ndr-enq@mail.moray.gov.uk](mailto:ndr-enq@mail.moray.gov.uk)

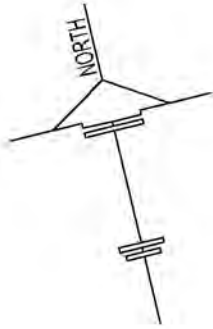
## **Further Details/Viewing**

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

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 by e-mail [estates@moray.gov.uk](mailto:estates@moray.gov.uk)

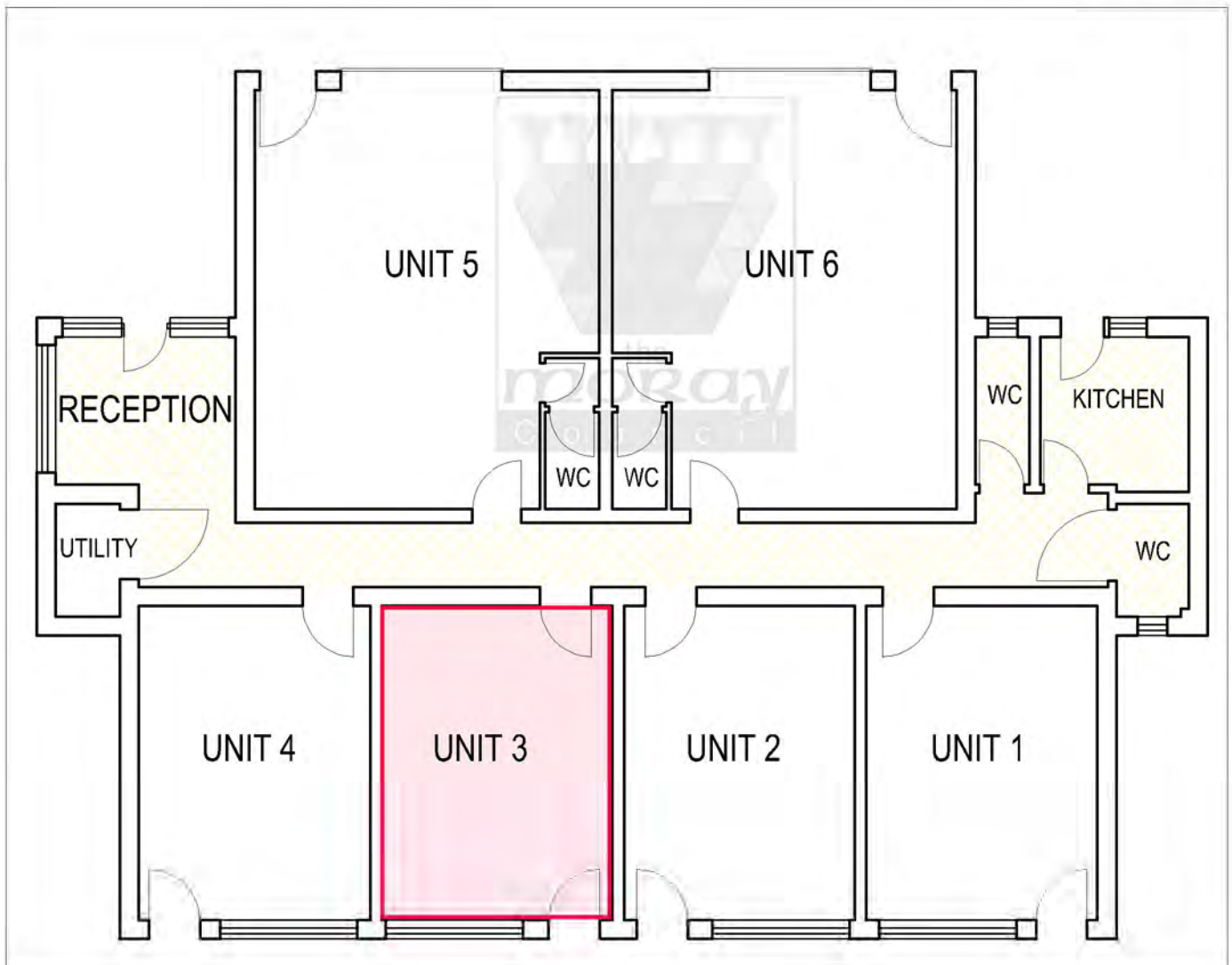
It should be noted that the Council are not obliged to accept the highest offer or any offer.

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.



LOCATION PLAN

SCALE 1:2500



Property to let :

**Unit 3,**  
**Westerton Business Centre,**  
**4 Westerton Road South,**  
**Keith.**

**Housing & Property Services**  
**Estates**

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