



# Moray Council

## Housing & Property Services

Council Offices  
High Street  
Elgin  
IV30 1BX

# TO LET

## UNIT G PINEFIELD BUSINESS CENTRE, ELGIN.



**A closing date has been set for 12 noon on *Wednesday 24<sup>th</sup> May 2023.***

### **Description**

The property is located within the Pinefield Business Centre industrial estate and comprises a single storey mid-terrace industrial workshop/storage unit. Internally the unit extends to approximately 60m<sup>2</sup> (646ft<sup>2</sup>) measured on a Gross Internal Area basis.

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

**Offers over £4,600 per annum to lease**

*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.*

## **Property Details**

The property comprises a single storey mid-terrace workshop/storage unit with a front up-&-over door and a front pedestrian access door. Internally the unit has a main workshop/storage area plus an office & toilet facility and a stainless steel sink unit (see attached location and layout plan). The property extends to approximately 60m<sup>2</sup> (646ft<sup>2</sup>) measured on a Gross Internal Area basis.

The unit is served by mains electricity and water, but the incoming tenant would need to satisfy themselves that the supplies are suitable for their purposes.

The tenant will have non-exclusive rights to use the estate access road, in common with the other units in the estate.

## **Rent**

Offers over £4,600 per annum payable monthly in advance will be considered.

## **Lease Terms**

The premises are offered on the basis that the tenant will accept the unit in its current condition and will be responsible for all maintenance and repair of the building subject to a Condition Schedule.

The Council is flexible on lease periods and will consider any length of lease required from month to month upwards.

The rent will be payable monthly in advance with the 1st two months' rent payable on entry. The rent will be reviewed every 3 years.

The Council will arrange the building insurance and recover the cost of the annual premium from the tenant. Other insurance cover must be provided by the tenant as applicable.

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

## **Rateable Value**

The property is currently entered in the Valuation Roll, effective from 1 April 2023, at a Rateable Value of £3,100. For further information regarding the Rateable Value please contact the Grampian Valuation Joint Board, 234 High Street, Elgin, IV30 1BA, Tel No: (01343) 541203.

For further information on rates and any rates relief available please contact Moray Council's Non-Domestic Rates Team Tel: (01343) 563456 or alternatively e-mail them on

[ndr-eng@moray.gov.uk](mailto:ndr-eng@moray.gov.uk)

## **Planning Use**

The unit is considered suitable for Class 5 (industrial) or Class 6 (storage) uses, subject to agreement of details. Other suitable uses may be considered, subject to any statutory consents required, but please note that there is a general presumption against sports, leisure, and animal grooming uses in the Council's industrial buildings.

Further advice on Planning issues is available via this link

[http://www.moray.gov.uk/moray\\_standard/page\\_41734.html](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](mailto:development.control@moray.gov.uk) Planning Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

Further advice on Building Standards issues is available via this link

[http://www.moray.gov.uk/moray\\_standard/page\\_79069.html](http://www.moray.gov.uk/moray_standard/page_79069.html) You can also contact the Council's Building Standards Service - Email: [buildingstandards@moray.gov.uk](mailto:buildingstandards@moray.gov.uk) Tel: 0300 1234561 Building Standards Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

## **Viewing 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](mailto:ian.walker@moray.gov.uk)

## **Closing Date**

**A closing date has been set for 12 noon on *Wednesday 24<sup>th</sup> May 2023.***

All parties interested in submitting an offer should note their interest in writing to the Asset Manager (Commercial Buildings), Moray Council, Council Offices, High Street, Elgin, IV30 1BX or email [estates@moray.gov.uk](mailto: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 is not obliged to accept the highest offer or any offer.

## **Data Protection**

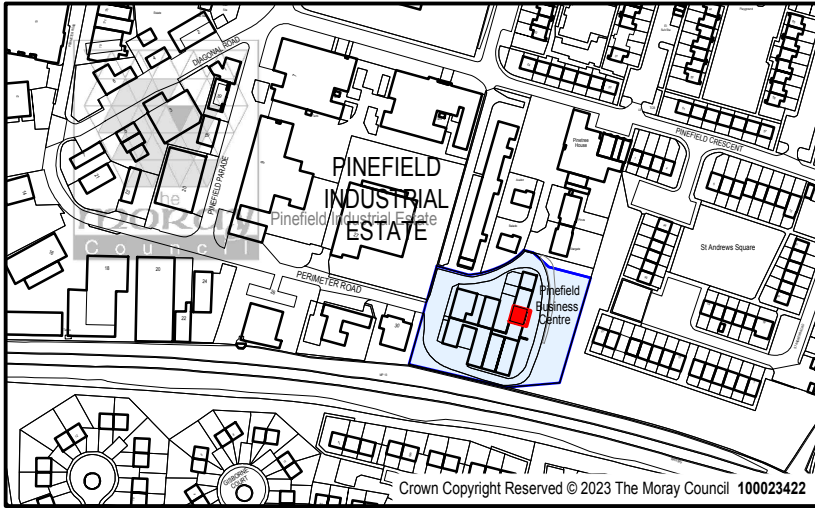
Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Lease process – [link](#)

## **Disclaimer**

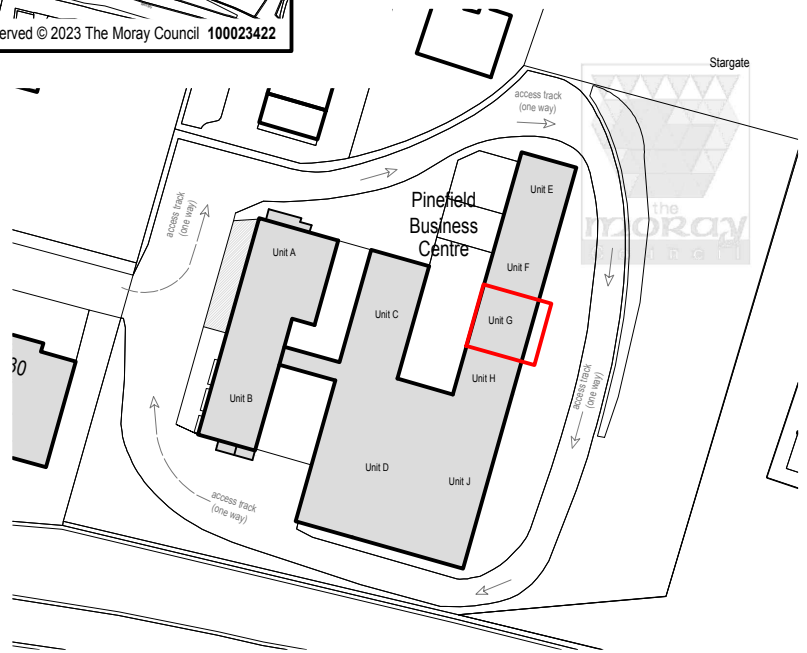
This information does not constitute a representation, warranty or offer and will not form part of any contract which may ensue. The information provided here is purely intended to give a fair and reasonable description of the subjects and prospective purchasers must satisfy themselves with regards to the accuracy of any statements contained in the above particulars.

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.

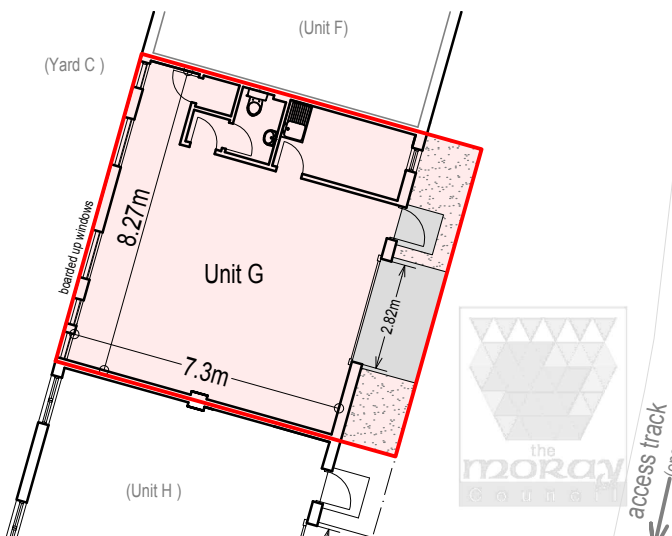
PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN



SITE PLAN



Property For Let

**Unit G**  
**Pinefield Business Centre**  
**Elgin**

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

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