Moray Council
Property, Estates & Assets
Moray Council Offices
High Street
Elgin
IV30 1BX

TO LET

WORKSHOP WITH OFFICE/STORES, BALLOCH ROAD, KEITH UNIT A



The property is located a short distance from the A96 trunk road passing through Keith and comprises a single storey industrial workshop unit with offices and stores. The property benefits from a secured surfaced yard. Internally the unit extends to approximately 285sqm (3,068 sqft) measured on a gross internal area basis and the yard extends to approximately 780 sqm (0.19 acres).

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

Rental Offers over £9,000 + VAT per annum are sought.

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.

Description

The unit accommodation extends to a Gross Internal Area of 285 sqm is shown coloured yellow on the location plan below which comprises of offices, WC's and canteen.
(See the accommodation schedule for full details.)

The yard is surfaced and is accessed by a steel wire mesh double gate off Balloch Road. The entire site is secured with a mix of concrete block walls, stone walls, concrete and steel posted security fencing. The premises have a single phase electricity supply and is supplied with adequate power points and lighting.

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

Rent

Rental offers at or over £9,000 per annum + VAT payable monthly in advance will be considered.

Lease Terms

The premises are offered for lease on a full repairing and insuring lease basis.
The main lease terms are:-

Lease period – 6 year lease with tenant only break on the third anniversary.

Rent - to be reviewed on a 3-yearly cycle.

Repairs/Maintenance – the tenant will accept the property in its current condition and will maintain it in that condition.

Buildings Insurance - the Council will arrange insurance for the property and recover the cost of that insurance from the tenant.

Fees - the Council's reasonable legal expenses in any lease will be recovered from the tenant.

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

The Council will maintain the common areas and services including private roads and car parking.

Permitted uses - will be limited to uses within Use Classes 4, 5 and 6 (refer to the Planning section below for more details) including light industrial, storage, distribution, workshop etc. Tenant/s may be permitted to install ancillary offices at their own expense.

Rateable Value

The property is currently entered in the Valuation Roll, effective from 1 April 2026, at a Rateable Value of £10,750

The Scottish Government announced the introduction of a Small Business Bonus Scheme which commenced on 1 April 2008. The Scheme is intended to assist small businesses and it is possible that you may be eligible for up to 100% rates relief in respect of these premises. For further information contact Moray Council's Non-Domestic Rates Team on (01343) 563456 or alternatively e-mail them on ndr-enq@moray.gov.uk

Energy Performance Certificate

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

Planning Use

The premises are considered suitable for Classes 5 (Industrial) or 6 (Storage & Distribution) uses, subject to agreement of details. Other uses may be considered, subject to any statutory consents required. 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 any Planning issues please visit the Council's web site via this link http://www.moray.gov.uk/moray_standard/page_41669.html or contact the Duty Officer Tel: 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 1BX. Tel No: 0300 1234561 between 2pm and 4pm Mon – Fri.

Viewing

For further details or to arrange a viewing please complete the following form, and Cameron MacKay, the Estates Surveyor managing this property, will be in contact shortly. Alternatively you may call Cameron on 07854 685809 or email: Cameron.MacKay@moray.gov.uk

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 by e-mail estates@moray.gov.uk

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

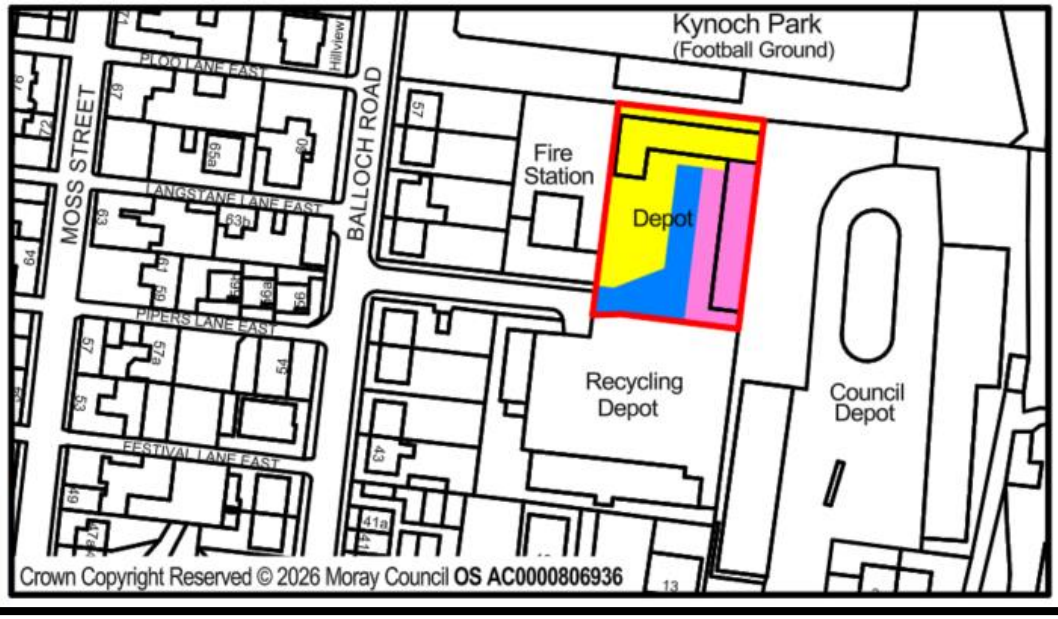
Data Protection

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*

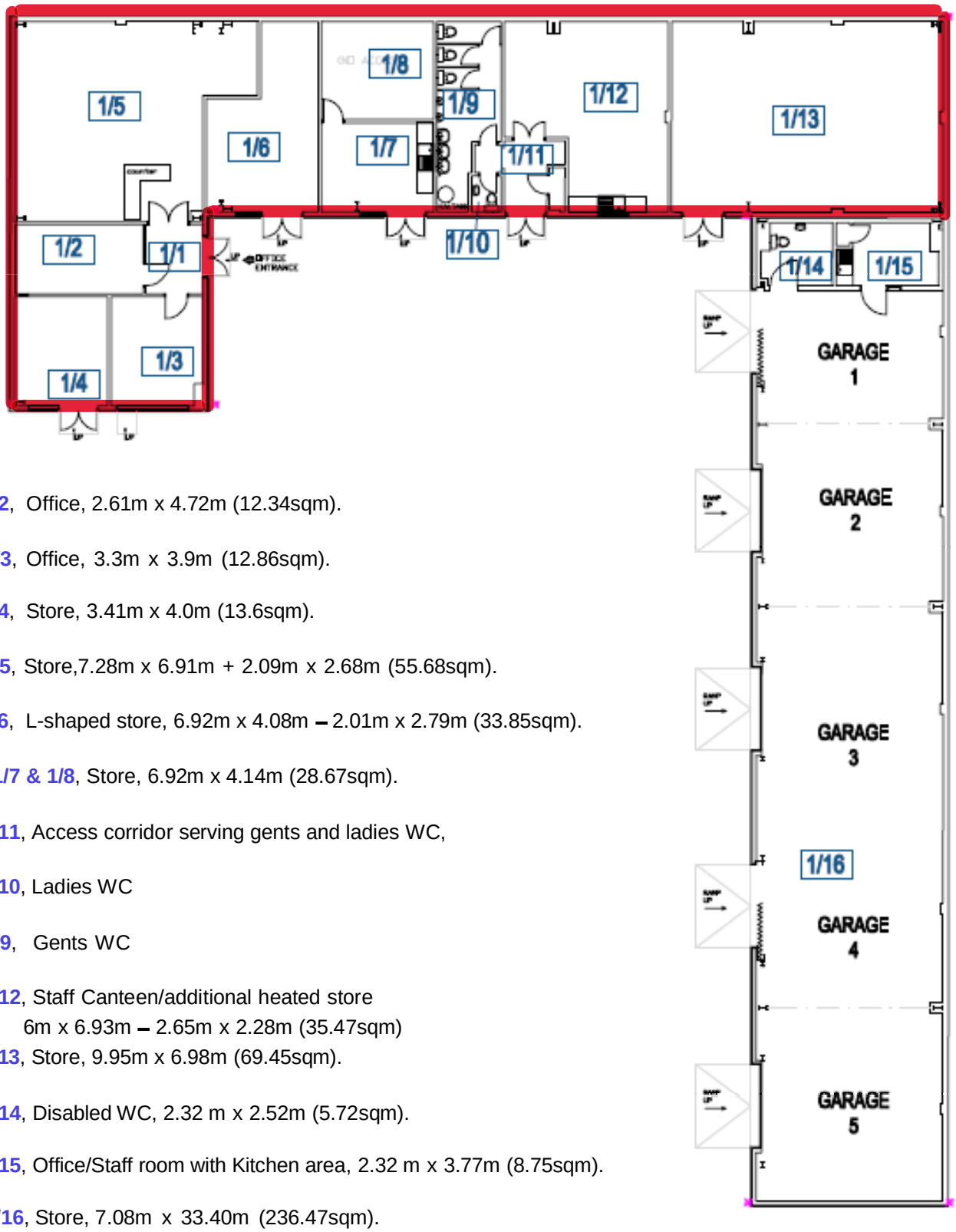
Disclaimer

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.

LOCATION PLAN



ACCOMMODATION SCHEDULE



Room 1/2, Office, 2.61m x 4.72m (12.34sqm).

Room 1/3, Office, 3.3m x 3.9m (12.86sqm).

Room 1/4, Store, 3.41m x 4.0m (13.6sqm).

Room 1/5, Store,7.28m x 6.91m + 2.09m x 2.68m (55.68sqm).

Room 1/6, L-shaped store, 6.92m x 4.08m – 2.01m x 2.79m (33.85sqm).

Rooms 1/7 & 1/8, Store, 6.92m x 4.14m (28.67sqm).

Room 1/11, Access corridor serving gents and ladies WC,

Room 1/10, Ladies WC

Room 1/9, Gents WC

Room 1/12, Staff Canteen/additional heated store
6m x 6.93m – 2.65m x 2.28m (35.47sqm)

Room 1/13, Store, 9.95m x 6.98m (69.45sqm).

Room 1/14, Disabled WC, 2.32 m x 2.52m (5.72sqm).

Room 1/15, Office/Staff room with Kitchen area, 2.32 m x 3.77m (8.75sqm).

Room 1/16, Store, 7.08m x 33.40m (236.47sqm).

Yard - the yard is predominantly surfaced in concrete and asphalt and measures 28m x 39m **plus** 3.2m x 7.15m – 7.25m x 8.25m (Total area 1,055sqm).