



Moray Council **Property Estates & Assets**

Moray Council Offices
High Street, Elgin
IV30 1BX

TO LET

OFFICE, GATEHOUSE, ISLA BANK MILLS, STATION ROAD, KEITH



This two and a half storey office is situated adjacent to Keith Railway Station and is a short drive from A96 Trunk road providing excellent connectivity to Inverness and Aberdeen and with planned upgrades to the Aberdeen – Inverness rail line direct access to Inverness Airport will be available by train. The property is of traditional construction and layout and has recently undergone some modernisation. The office is situated adjacent to the main Isla Bank Mills Estate car park providing free visitors and staff car parking.

Offers over £10,750 per annum exclusive of VAT and rates 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

This traditionally constructed stone and pitched slate roof office building provides office space on the ground and first floor with a second storey attic for storage purposes. Internally the property has been redecorated and is fitted out as an office with power, telecoms. Property has also benefited from recently installed LED lighting, a new heating/hot water gas boiler, replacement double glazed Upvc windows throughout the property providing good natural lighting.

Accommodation

The ground floor is accessed from the adjoining car park and comprises a vestibule, main hall with access to the first floor, 3 ground floor offices, staff kitchen, a strong room and a cupboard. The first floor comprises 2 offices, staff toilets and access to the attic. The attic comprises 2 areas, the first is a lined and insulated store with strip lighting, power and good natural light from Velux windows/skylights. The second smaller area is a part lined, floored loft area for storage.

<u>Room/Floor</u>	<u>Internal Area</u>	<u>Comments</u>
Ground Floor		
Office 1	21.4 sqm	power points, lighting and IT connections.
Office 2	15.5 sqm	power points, lighting and IT connections.
Office 3	37.8 sqm	power points and lighting but limited IT connections.
Strong Room	7.8 sqm	
Hall	11.6 sqm	
Kitchen	8.2 sqm	With base and wall mounted cabinets and sink
First Floor		
Office 4	19.0 sqm	power points, lighting and IT connections.
Office 5	49.9 sqm	power points and lighting but limited IT connections.
Hall	10.0 sqm	
Gents WC	1.8 sqm	WC and WHB with H&C water
Ladies WC	2.1 sqm	WC and WHB with H&C water
Gents WC	7.1 sqm	2 No. urinals plus WHB with H&C water

Energy Performance Certificate

An Energy Performance Certificate (EPC) has been requested and a copy of this will be available shortly.

Planning

The property has consent for use as an office (Class 2 or 4) and preference would be given to proposals continuing such use. Any proposal to use the property for an alternative to office use would require consent for change of use in terms of Planning and Building Control legislation which the applicant must obtain themselves.

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 or Building Warrant by Moray Council.

For further advice on Planning issues please visit the Council's website via this link http://www.moray.gov.uk/moray_standard/page_41669.html or contact the Duty Officer, Development Control Section, Tel No 0300 1234561 between 2pm and 4pm Monday to Friday.

Building Standards

For advice on Building Standards issues please contact the Duty Officer, Building Control Section, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, or on Tel No 0300 1234561 between 2pm and 4pm Monday to Friday.

Rateable Value

The property has a current Rateable Value of £17,500. For further information contact Moray Council's Non-Domestic Rates Team on (01343) 563456 or alternatively e-mail them on ndr-eng@moray.gov.uk.

Title

The Council's Title to the property can be viewed by prior arrangement by emailing estates@moray.gov.uk

Further Details/Viewing

For further details or to arrange a viewing please complete the following [form](#), Cameron MacKay the Estates Surveyor managing this property, will be in contact shortly.

Alternatively, you may call him on 07854 685809 or email:

Cameron.MacKay@moray.gov.uk

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

Lease Terms

Offers of £10,750 per annum, exclusive of VAT if applicable, are sought on the following main terms of lease:

Lease period - flexible.

Rent review – rent to be reviewed to market value on a 3 year cycle.

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

Buildings Insurance - the Council will arrange buildings insurance for the property and recover the cost of that insurance from the tenant. The tenant will be responsible for obtaining Public Liability, contents and other insurance required for their occupation.

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

Stamp Duty Land Tax – the tenant would be responsible for the payment of any Stamp Duty Land Tax in respect of the transaction.

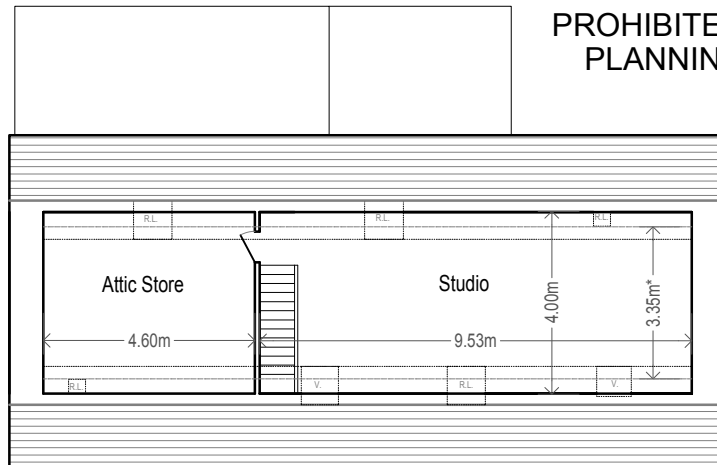
Data Protection

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

Disclaimer

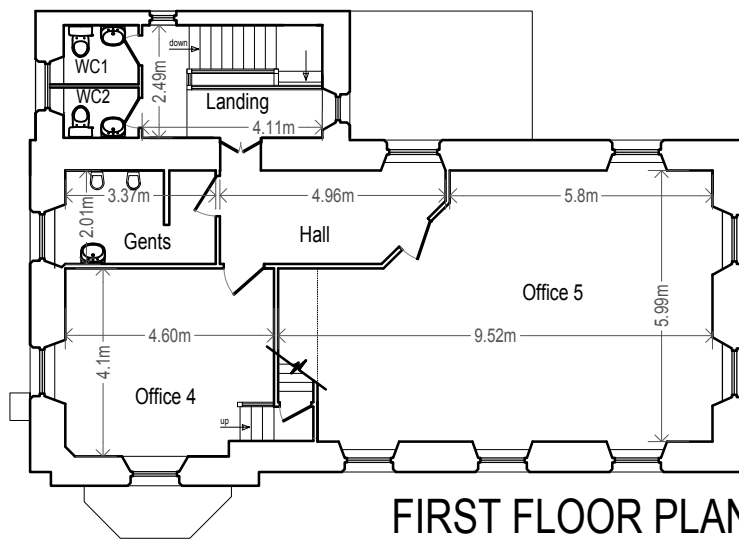
This information does not constitute a representation, warranty or offer and will not form part of any contract which may ensue. The information provided here is purely intended to give a fair and reasonable description of the subjects and prospective purchasers/tenants must satisfy themselves with regards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

PROHIBITED FOR USE WITH
PLANNING APPLICATIONS.

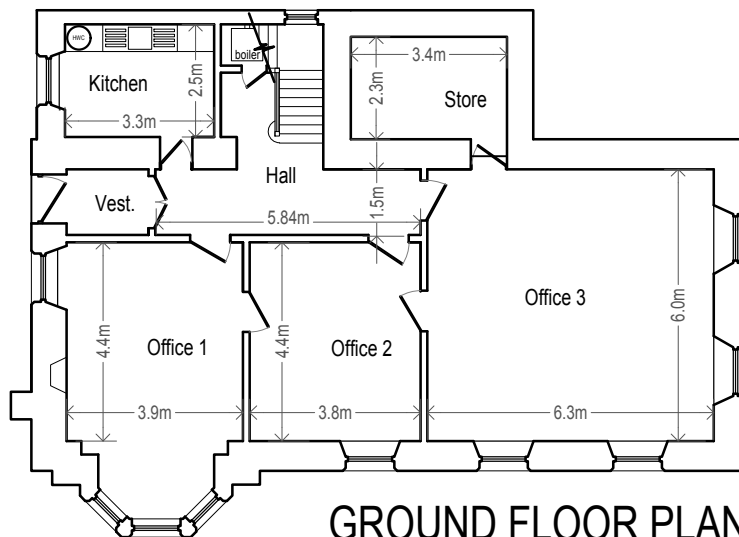


ATTIC FLOOR PLAN

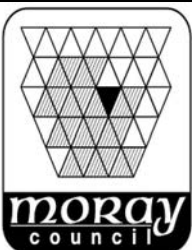
* N.B. practical room width (with headroom of 1.5m high & above)



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Property For Let

**Gatehouse,
Isla Bank Mills,
Keith.**

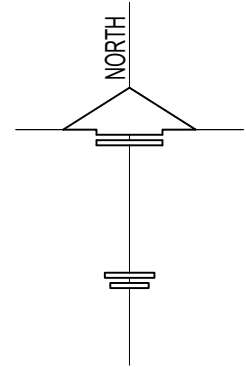
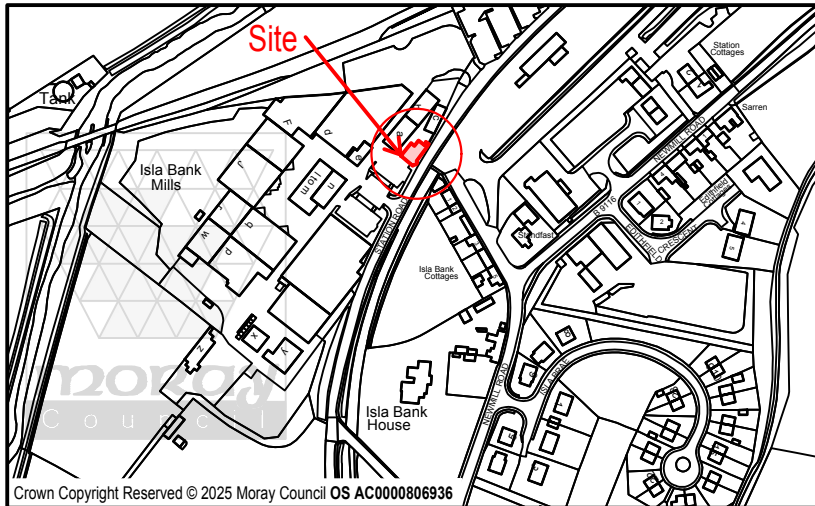
**Property, Estates and Assets
Housing, Property & Communities**

Contains OS data © Crown copyright [and database right] 2025 OS AC0000806936
Moray Council.

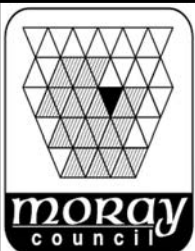
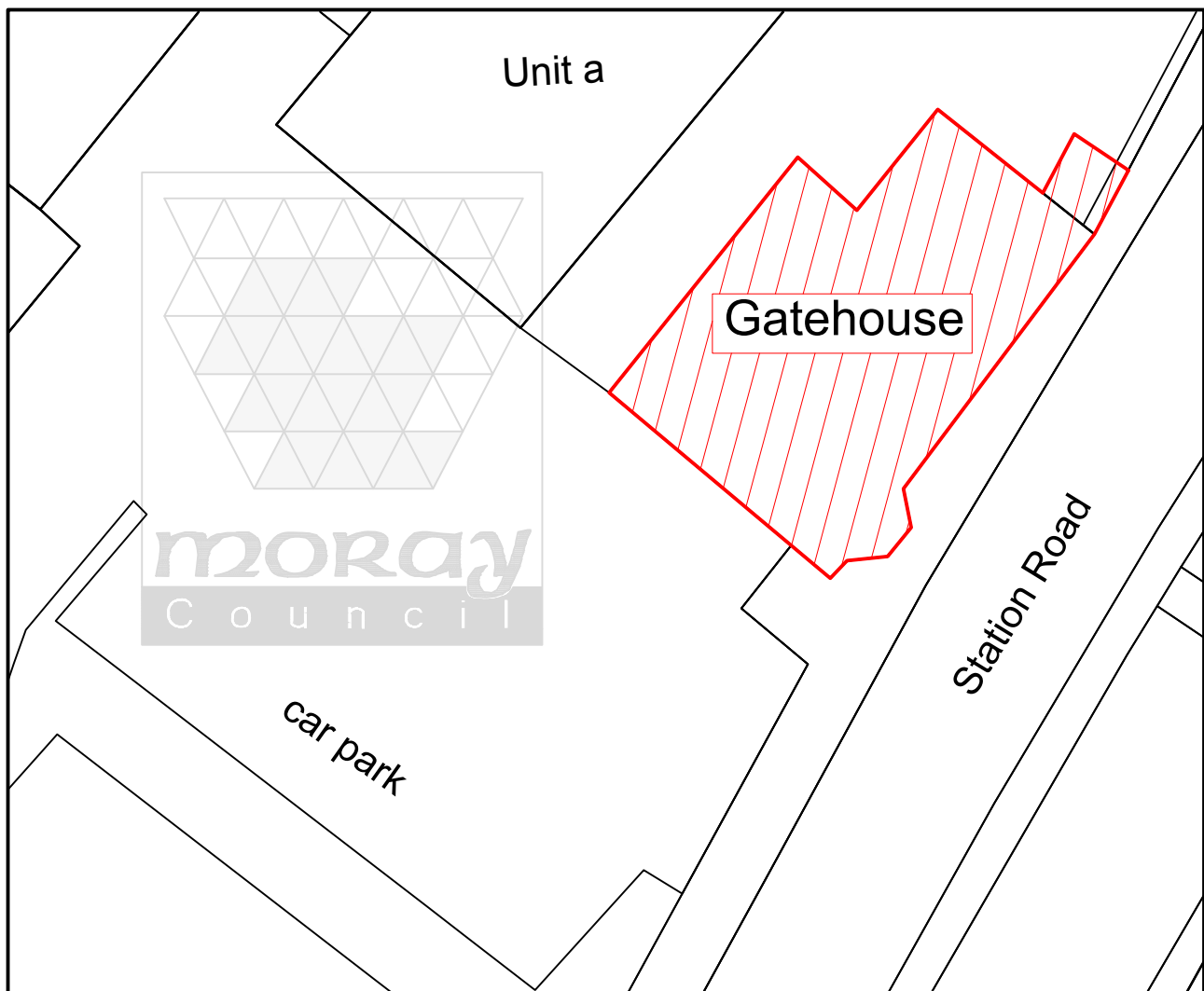
PROHIBITED FOR USE OF PLANNING APPLICATIONS.

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

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN



Property For Let

**Gatehouse,
Isla Bank Mills,
Keith.**

**Property, Estates and Assets
Housing, Property & Communities**

Contains OS data © Crown copyright [and database right] 2025 OS AC0000806936
Moray Council.

PROHIBITED FOR USE OF PLANNING APPLICATIONS.

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