Moray Council

Housing & Property Services

Council Offices
High Street
Elgin

IV30 1BX

TO LET

FACTORY/ WORKSHOP UNIT
17 CHANONRY ROAD SOUTH, ELGIN IV30 6NG



Closing date set for 12noon on Thursday 15th October 2026.

The unit forms part of the development of six factory units and associated yards. The property extends to approx. 70m^2 (753ft^2) measured on a Gross Internal Area basis. The property will have one designated car parking space in front of the unit and shared use of other spaces nearby (see attached plan for further details)

Rent
Offers over £7,500 per annum plus VAT payable monthly in advance will be considered

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 is located in a small estate of 6 similar units and associated yards, as shown on the site plan. The unit is constructed of harled cement blocks with a monopitch composite metal roof and benefits from a 3m x 3m roller shutter door, multi point locking pedestrian access door, a disabled toilet and a kitchenette. Please refer to the attached internal layout plan for more information.

Electrical Supply

There is a 3 Phase electrical supply in the unit, but any interested party would be responsible for undertaking their own checks to ensure the suitability of the supply within the unit for their own purposes.

Energy Performance Certificate

The premises are unheated and so no Energy Performance Certificate is provided.

Lease Terms

The premises are offered on the basis that the tenant will accept the premises in their current condition and will maintain the property in the same condition for the lease period.

- 6 year lease term, with tenant only break option on the 3rd anniversary subject to 2 months' notice.
- Full Repair and Insurance
- Upwards only open market rent review every 3 years
- The Council will arrange the building insurance and recover the cost of the annual premium from the tenant, but other insurance cover must be provided by the tenant.

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 unit entered in the Valuation Roll for the current year, effective from 1 April 2026, with a Rateable Value of £9,000.

Rates Reliefs

Here is a link to the Council's Non Domestic (NDR) Rates Team website where you can access information on NDR including the various potential reliefs available and how to apply for any relief that may be applicable:
http://www.moray.gov.uk/moray_standard/page_2272.html

Permitted Use

Permitted use will be limited to uses within Use Classes 5 and 6 including general industrial, storage, distribution, workshop etc. Whilst no office is provided, tenants may be permitted to install an ancillary office at their own expense subject to agreement and obtain any necessary consent such as Building Warrant.
Please note that there is a general presumption against sports, leisure and animal grooming use in the Council's industrial buildings.

Planning Use

The unit is considered suitable for Class 5 (industrial) or 6 (storage) uses, subject to agreement of details. Other suitable uses may be considered, subject to any statutory consent required.

Further advice on Planning issues is available via this link 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 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 You can also contact the Council's Building Standards Service - Email: buildingstandards@moray.gov.uk Tel: 0300 1234561 Building Standards Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

Closing Date

A Closing date has been set for 12 noon on Thursday 15th October 2026.

Viewing Details

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 contact 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 email estates@moray.gov.uk

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

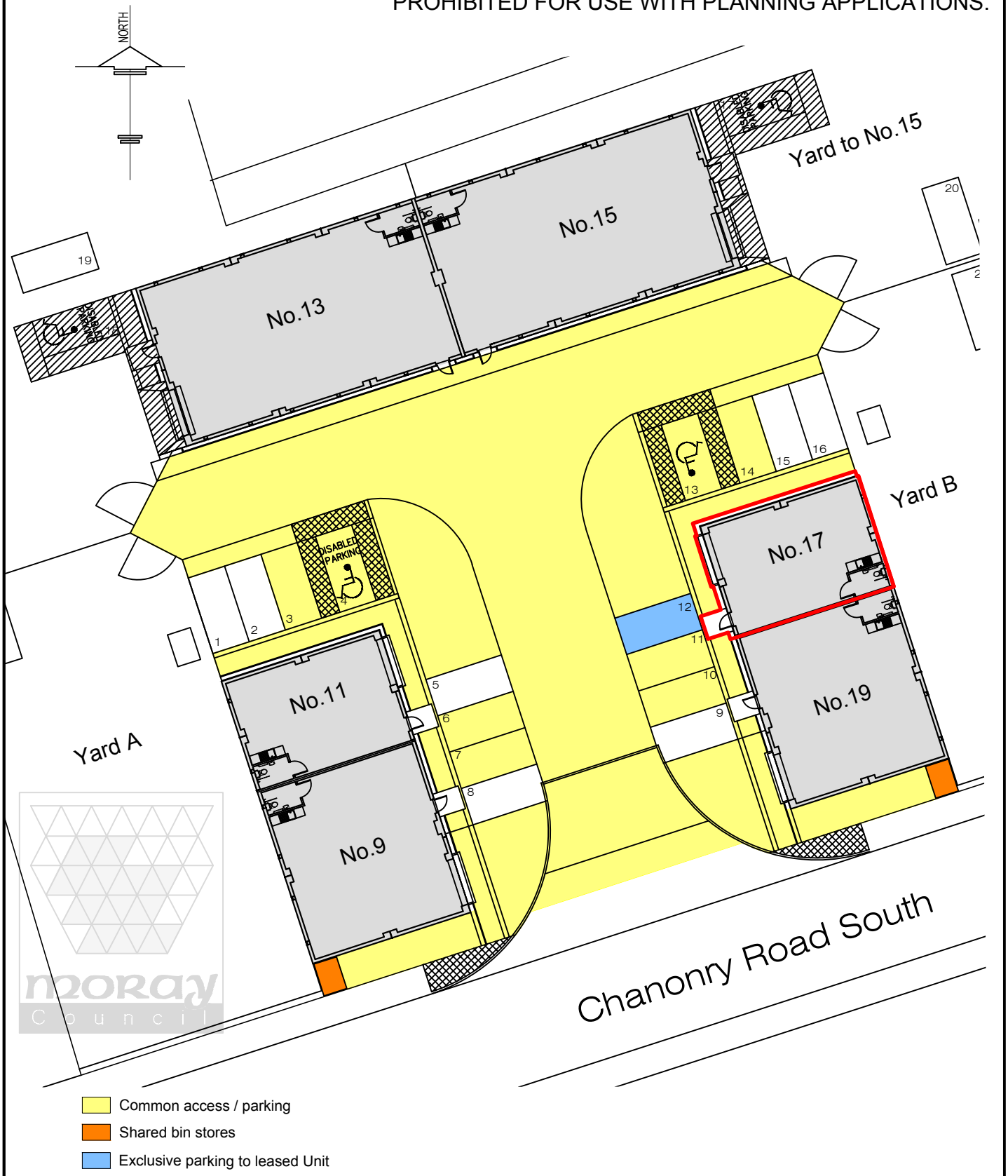
Data Protection

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 regard to the accuracy of any statements contained in the above particulars.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



Property For Let

No.17 Chanonry Road South, Chanonry Industrial Estate, Elgin.

Property, Estates and Assets
Housing, Property & Communities

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Moray Council
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