

TO LET

NEW BUILD COMMERCIAL UNITS

CHANONRY ROAD SOUTH, ELGIN, IV30 6NG



- 18 NEW BUILD COMMERCIAL UNITS
- INDUSTRIAL/WAREHOUSE/WORKSHOP/STORAGE
- RANGE OF UNIT SIZES AVAILABLE:
- FROM 96 SQ M (1,033 SQ FT) TO 362 SQ M (3,896 SQ FT)
- MAX. EAVES HEIGHT OF 5 METRES
- 42 ON-SITE CAR PARKING SPACES
- MAY QUALIFY FOR RATES RELIEF
- EASY CONNECTION TO MAIN A96 TRUNK ROAD



LOCATION: The proposed development is located on Chanory Road South within Chanory Industrial Estate approximately 1 mile to the east of Elgin town centre with easy access to the main A96 trunk road leading west to Inverness and south east to Aberdeen.

DESCRIPTION: New build commercial units housed within an attractive complex designed to provide 18 ground floor open span units arranged around a common circulation yard area with on-site car parking and landscaping. Each unit will benefit from a solid floor, a pitched roof, a frontage fitted with an vehicle access roller door (3.5 m wide x 4.0 m high) and a WC fitted to the rear. Unit 8 will benefit from 2 roller doors. The units will have an eaves height of 4 metres at the rear rising to 5 metres at the front. There will be a designated car parking space allocated to the front of each unit with a further 24 common car parking spaces on site. The development will provide a total of 42 car parking spaces.

FLOOR AREA: The approximate floor areas of each unit are detailed within the Accommodation Table opposite. Units are available individually or can be combined to suit specific floor area requirements.

RATEABLE VALUE: To be assessed on practical completion/occupation. The units may qualify for rates relief.

PLANNING: The units will benefit from planning consent in respect of the undernoted use classes:-

Class 5 – General Industrial Class 6 – Storage or Distribution

Alternative uses may be suitable subject to securing local authority consent.

LEASE TERMS: Available on new FRI lease terms for a period to be agreed.

RENT: Available on Application.

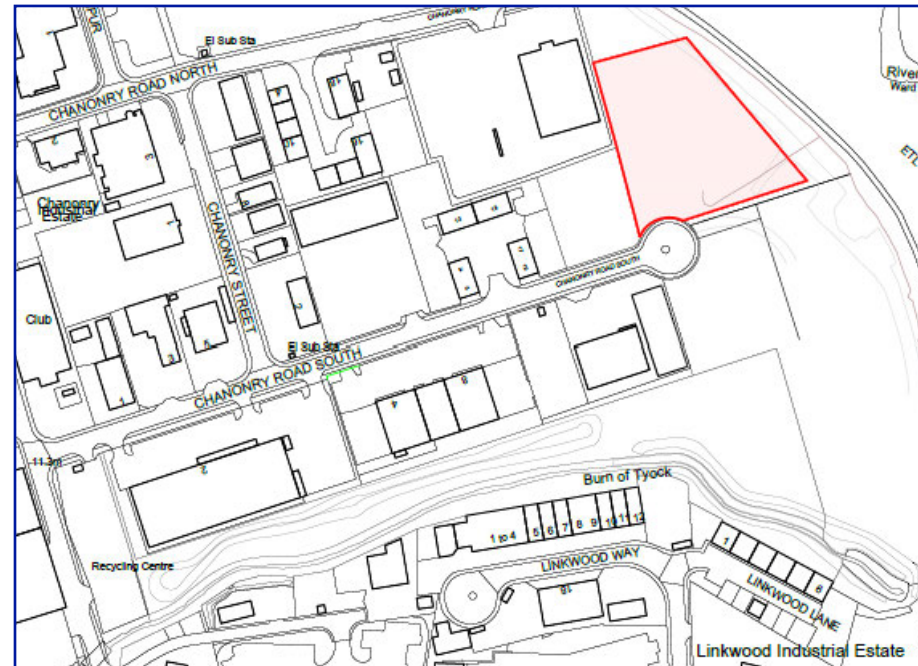
SERVICE CHARGE: The subject estate will be subject to landlords services such as building insurance, winter gritting, etc, and as such there will be a small cost to each tenant via a service charge. Further information can be provided to interested parties on request.

VAT: VAT will apply to any transaction.

EPC: Details available on request.

COSTS: Each party will bear their own legal costs. The incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon.

Indicative Site Layout



Location Plan/Outline of Site

Accommodation Table

Unit No.	SQ M	SQ FT
1	96	1,033
2	96	1,033
3	96	1,033
4	96	1,033
5	96	1,033
6	96	1,033
7	96	1,033
8	362	3,896
9	202	2,174
10	96	1,033
11	96	1,033
12	96	1,033
13	96	1,033
14	96	1,033
15	96	1,033
16	96	1,033
17	96	1,033
18	132	1,420
Total:	2,136	22,985

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:

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