

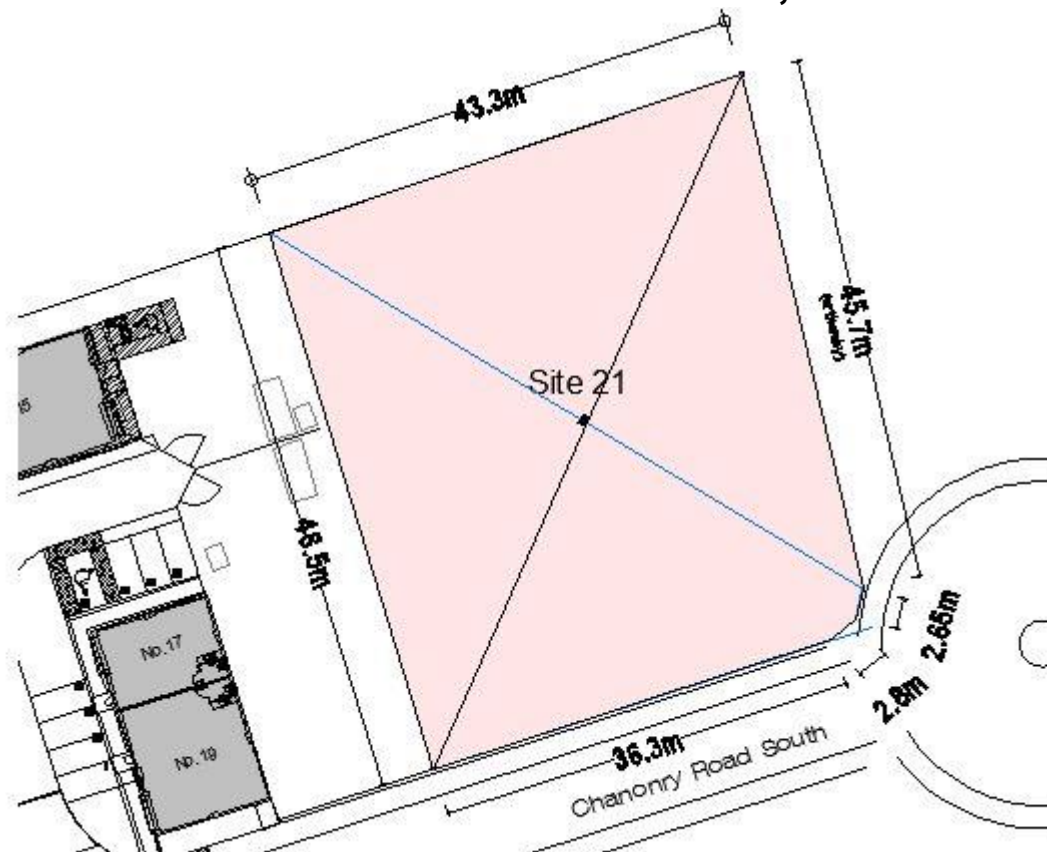
**EUROPE & SCOTLAND**  
European Regional Development Fund  
Investing in your Future

## The Moray Council Housing & Property

Council Offices  
High Street  
Elgin  
IV30 1BX

# TO LET

## ERDF FUNDED BUSINESS DEVELOPMENT SITE, 21 CHANONRY ROAD SOUTH, ELGIN



Area outlined in red extending to 0.202ha. or thereby

### **Description**

Level development sites with services available in the adjoining access road. This site would suit development for a wide variety of uses including light industrial, warehousing and distribution uses. The property is available on a long ground lease basis for the purposes of commercial development.

### **ERDF Funding and Tenant Restrictions**

Provision of this serviced land has been part funded by the European Regional Development Fund to assist small to medium sized enterprises. Applications to lease will therefore only be considered from small to medium sized enterprises which are defined as enterprises with less than 250 employees and which have an annual turnover of less than 50 million euros or which has a balance sheet asset of less than 43 million euros, and has no more than 25% of its capital or voting rights owned by a larger firm or public body.

### **Rent**

Offer over £7,000 per annum exclusive of Vat and rates are sought.

### **Lease Terms**

Period 99 years.

### **Rent Review**

Rent to be reviewed 5 yearly to the current market value of the site or to a percentage of the development value of the site.

### **Permitted Use**

A wide range of uses will be considered although its anticipated usage would include light industrial, warehousing and distribution.

### **Other Terms**

Details available on request.

### **Fees**

In accordance with the Council's 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 for lease.

For further details or to arrange to view the premises contact Alex Burrell, Estates Surveyor, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No (0300 1234566) or e-mail [estates@moray.gov.uk](mailto:estates@moray.gov.uk)

Any interested parties 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 the Writings (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.