



The Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

TO LET

INDUSTRIAL PROPERTY/DEVELOPMENT SITE

WATERFORD CIRCLE, FORRES, IV36 3EF



Description

A fully fenced site of approximately 1.89 hectares (4.67 acres) within Waterford Circle Industrial Estate, suitable for industrial/commercial use or development. A range of buildings are grouped on the southern half of the site and comprise storage/workshop type units extending to approximately 4,134m² of varying condition and quality. The site is offered as a whole but consideration will also be given to its sub-division.

The property is served by mains electricity, water and sewerage.

Accommodation (See floor and site plans below)

Building 1 - Workshop / Store	470m ²	(5,059ft ²)
Building 2 - Workshop / Store	1,309m ²	(14,090ft ²)
Building 3 - Workshop / Store	99m ²	(1,065ft ²)
Building 4 - Workshop / Store	1,158m ²	(12,465ft ²)
Building 5 - Workshop / Store	1,028m ²	(1,106 ft ²)
Building 6 - Workshop / Store	70m ²	(753ft ²)

The above sizes are on a Gross Internal Area basis. Site and floor plans are provided below.

Background

The property is currently occupied by Network Rail on a lease which is due to expire on 29 March 2019. However Network Rail has advised that it is likely to be in a position to relinquish the property at an earlier date. The Council is therefore seeking interest from other parties wishing to secure the property.

Lease Terms

Main lease terms are:

Period: Flexible, from one year upwards, with entry dependent on when the current tenant vacates the property.

Rent: A rent of £60,000 per annum, payable monthly in advance, is expected for the whole site. Rentals for parts of the site, if sub divided, would be dependent on buildings/land taken. The rent would be reviewed every 3 years.

Maintenance/Repair: Tenant to accept the property in its existing condition and to maintain in that condition.

Insurance: The Council would arrange building's insurance and recover the cost from the tenant. Other insurance would be for the tenant to arrange.

Fees: The tenant would be responsible for meeting the Council's reasonable legal fees/expenses in connection with a lease and the tenant would be responsible for Land and Buildings Transaction Tax if applicable.

Use: Uses within Use Classes 5 and 6 including industrial, storage, distribution, workshop etc. Alternative uses may be considered, subject to the tenant being responsible for obtaining any necessary statutory consents for its proposed use.

Rates: The tenant would be responsible for non-domestic rates. The site is not currently entered in the Valuation Roll as it is occupied by Network Rail as a site compound and is part of their overall cumulo entry. The property will require to be reassessed when Network Rail vacate the site.

Redevelopment

The Council will also consider offers for the redevelopment of the site on the basis of a 99 year ground lease on terms to be agreed.

Planning Position

The property has planning consent for general industrial storage and distribution uses as defined in classes 5 & 6 of the Town and Country Planning Use Classes (Scotland) Order 1997.

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 Warrant issues please contact the Duty Officer, Building Standards, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX. Tel: (01343) 563243 between 2pm and 4pm Mon – Fri.

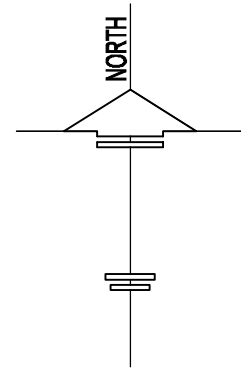
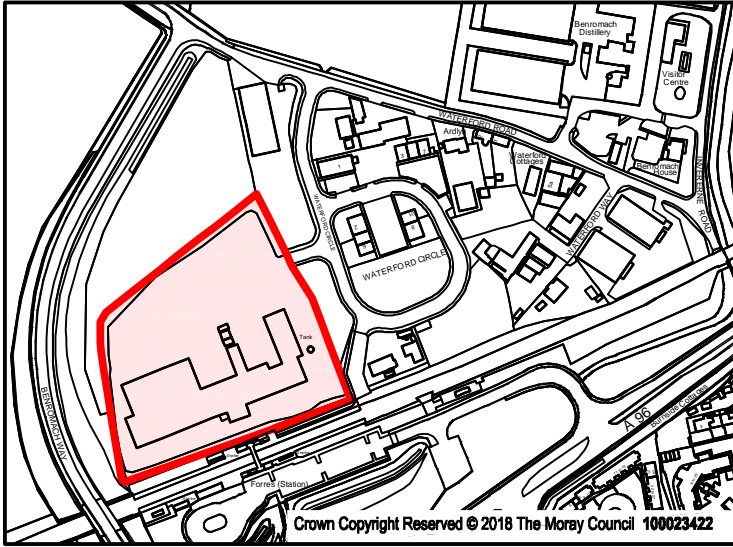
Further Details

For further details or to arrange a viewing contact the Estates Manager, Moray Council, Council Headquarters, High Street, Elgin, IV30 1BX. Tel 03001234566 or E-mail: ian.walker@moray.gov.uk

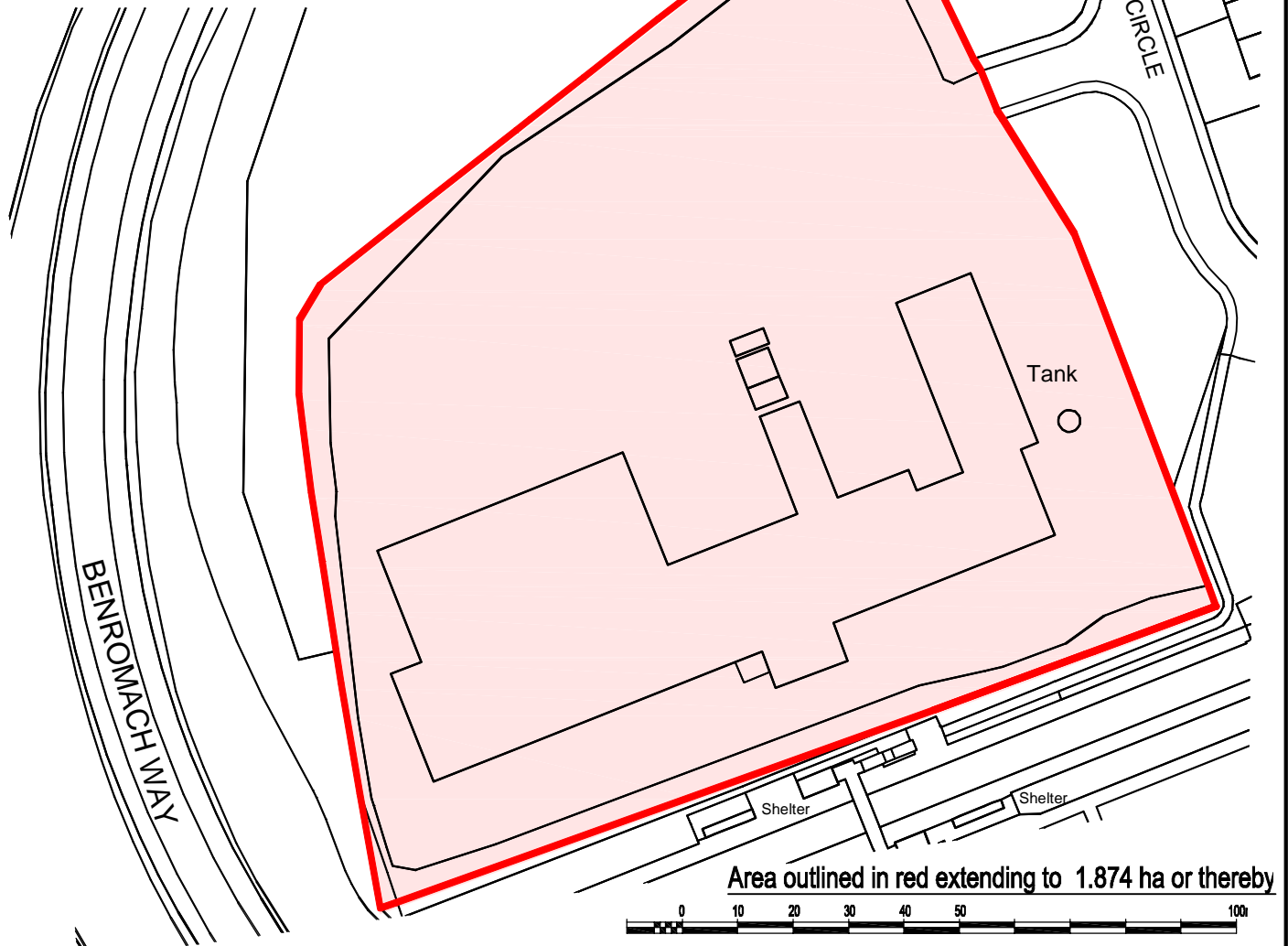
All parties interested in submitting an offer for lease should note their interest in writing with the Estates Manager, Council Offices, High Street, Elgin, IV30 1BX. Parties noting an interest will be provided with instructions on how to submit their proposals. All parties whose proposals are considered acceptable, in principle, will be sent details of a closing date, once set, together with details of the procedure for the submission of offers and an official offer envelope.

Any intending offerers 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.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN
SCALE 1:5000



Area outlined in red extending to 1.874 ha or thereby

Drawing title

Industrial Property / Development Site, Waterford Circle, Forres.



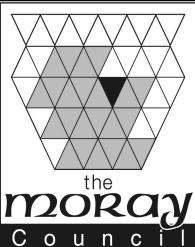
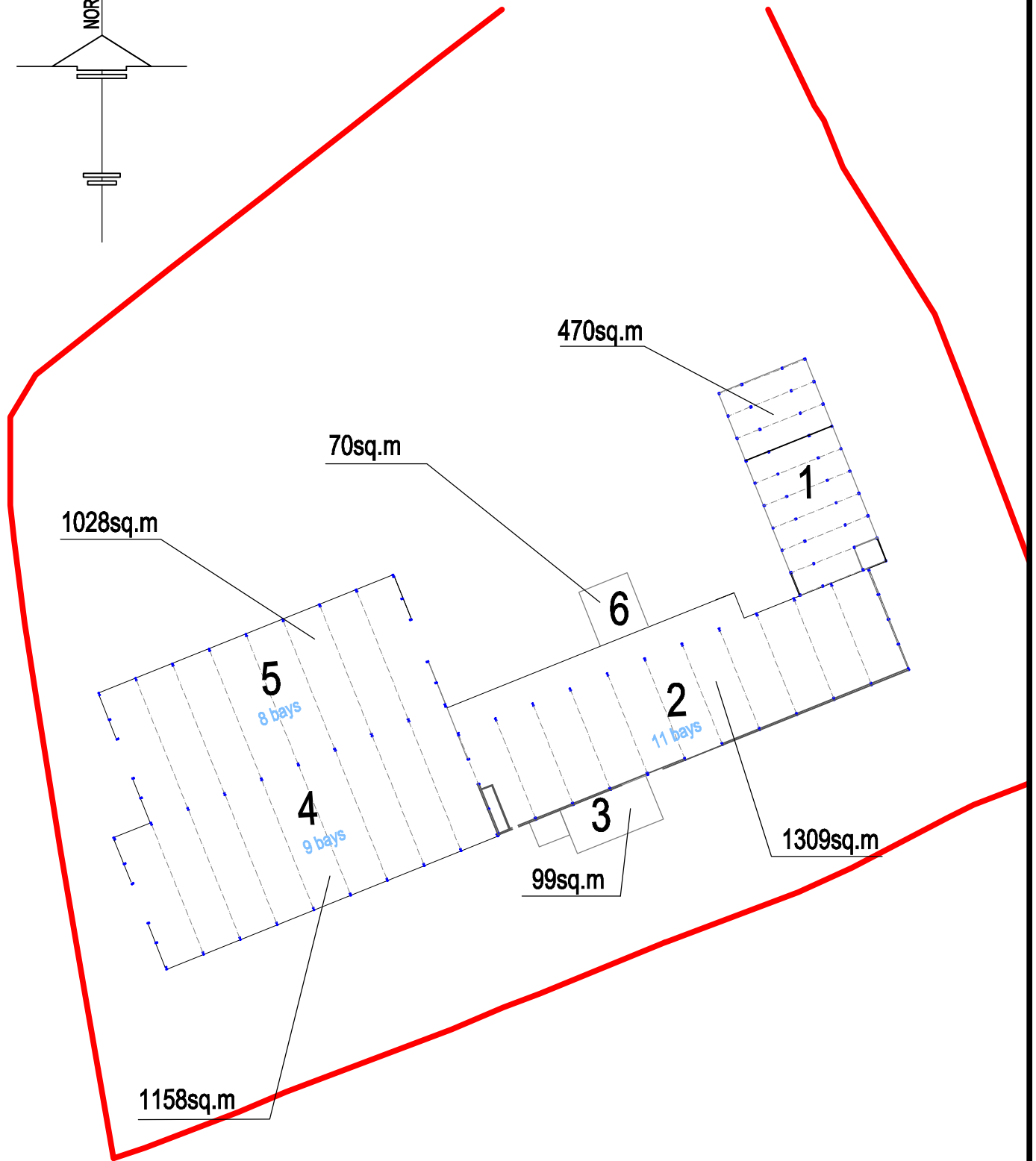
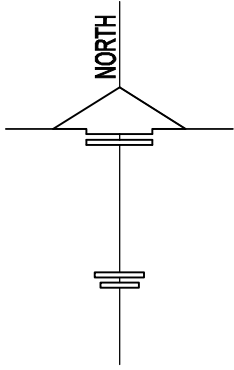
Scale	1:1250	Date	Jan 2018
Drawn By	CP	Deed Pack	
Drawing Number	DP \ MC \ F \ 325 (lease)		

Housing & Property Services
Estates

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The Moray Council
Council Office, High Street, Elgin IV30 1BX
Telephone: 01343 563281

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Property For Let

**Industrial Property /
Development Site,
Waterford Circle, Forres.**

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