



The Moray Council Housing & Property

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 £9,750 per annum exclusive of VAT and rates are sought.

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 fully 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	Contains electric meter, kitchen units with inset stainless steel sink with double drainer and worktop areas and gas wall mounted boiler.
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

Lease Terms

This property is offered on a full repairing and insuring lease basis for a period to be agreed. The other main terms are:-

1. The lease period can be from one month upwards with entry to be agreed.
2. Rent will be reviewed on a 3 year cycle.
3. The tenant will accept the premises in their current condition and will maintain them in that condition.
4. The Council will arrange insurance for the premises and recover the cost of that insurance from the tenant. Tenant will provide all other forms of insurance.
5. The Council's reasonable legal expenses in any lease will be recovered from the tenant.
6. Permitted uses will be limited to uses within Use Classes 2 & 4 (refer to Planning Section below for more details).
7. The Council will maintain the common access areas, roads, car parking and external common lighting systems. There will be no recharge for these services.

Rateable Value

The property has been entered in the Valuation Roll for the current year as having a Rateable Value of £11,500.

The Scottish Government announced the introduction of a Small Business Bonus Scheme which commenced on 1 April 2008. The Scheme is intended to assist small businesses and it is possible that you may be eligible for 100% rates relief. For further information contact Moray Council's Non-Domestic Rates Team on (01343) 563194/5 or alternatively e-mail them on ndr-enq@mail.moray.gov.uk.

Planning Permission

The property has Planning Consent for business use as defined in Class 4 of the Town & Country Planning Use Classes (Scotland) Order 1997. The Council would also consider uses within Class 2 of that Order (Financial, Professional & Other Services). Any use beyond this definition may be permitted subject to the tenant being responsible for obtaining any necessary statutory consents for their proposed use.

Energy Performance Certificate

Current rating "E". Since issue several improvements suggested in the report have been completed including installing double glazing, replacing the boiler with high efficiency variant and replacing lighting with more efficient alternatives. For a copy of the full certificate and report please contact the managing surveyor on (01343) 563 296 or by email on alexander.burrell@moray.gov.uk.

Viewing

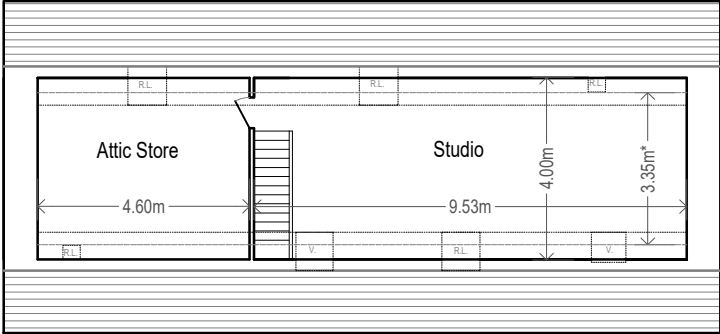
Appointments to view may be arranged by contacting the Estates Service, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel 03001234566. Alternatively you may contact the managing surveyor on (01343) 563 296 or by email on alexander.burrell@moray.gov.uk.

Other Properties

For details of other available Council properties please contact the Estates Manager, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No 03000 1234566 or e-mail estates@moray.gov.uk.

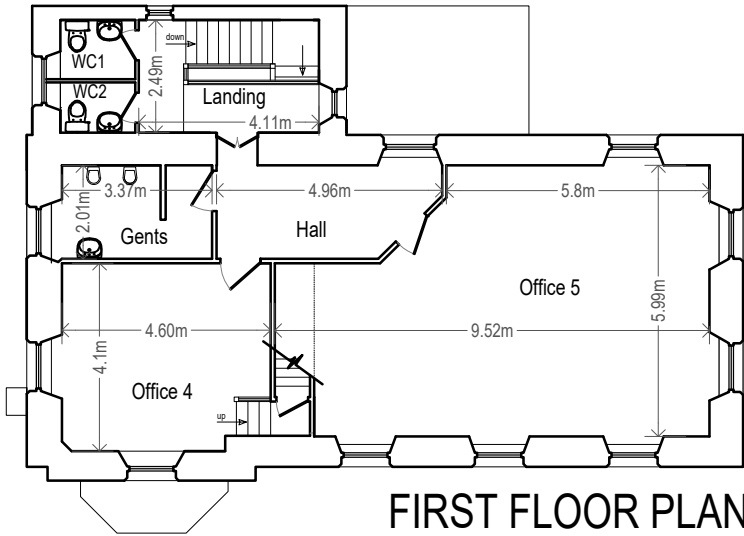
Any intending offerers must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the Requirements of the Writings (Scotland) Act 1995 these particulars are neither intended to create nor to be relied upon as 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.

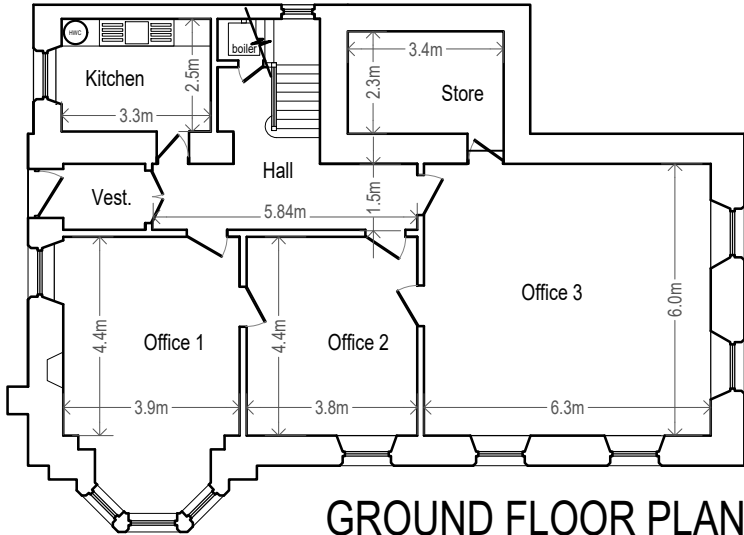


ATTIC FLOOR PLAN

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



FIRST FLOOR PLAN



GROUND FLOOR PLAN



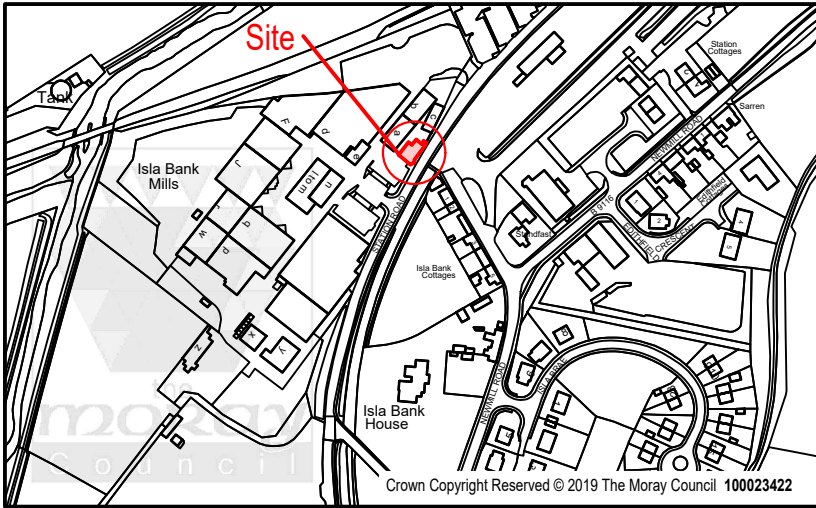
Property For Let
**Gatehouse,
Isla Bank Mills,
Keith.**

**Housing & Property Services
Estates**

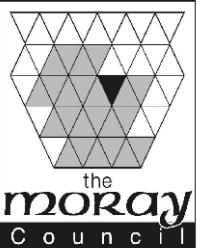
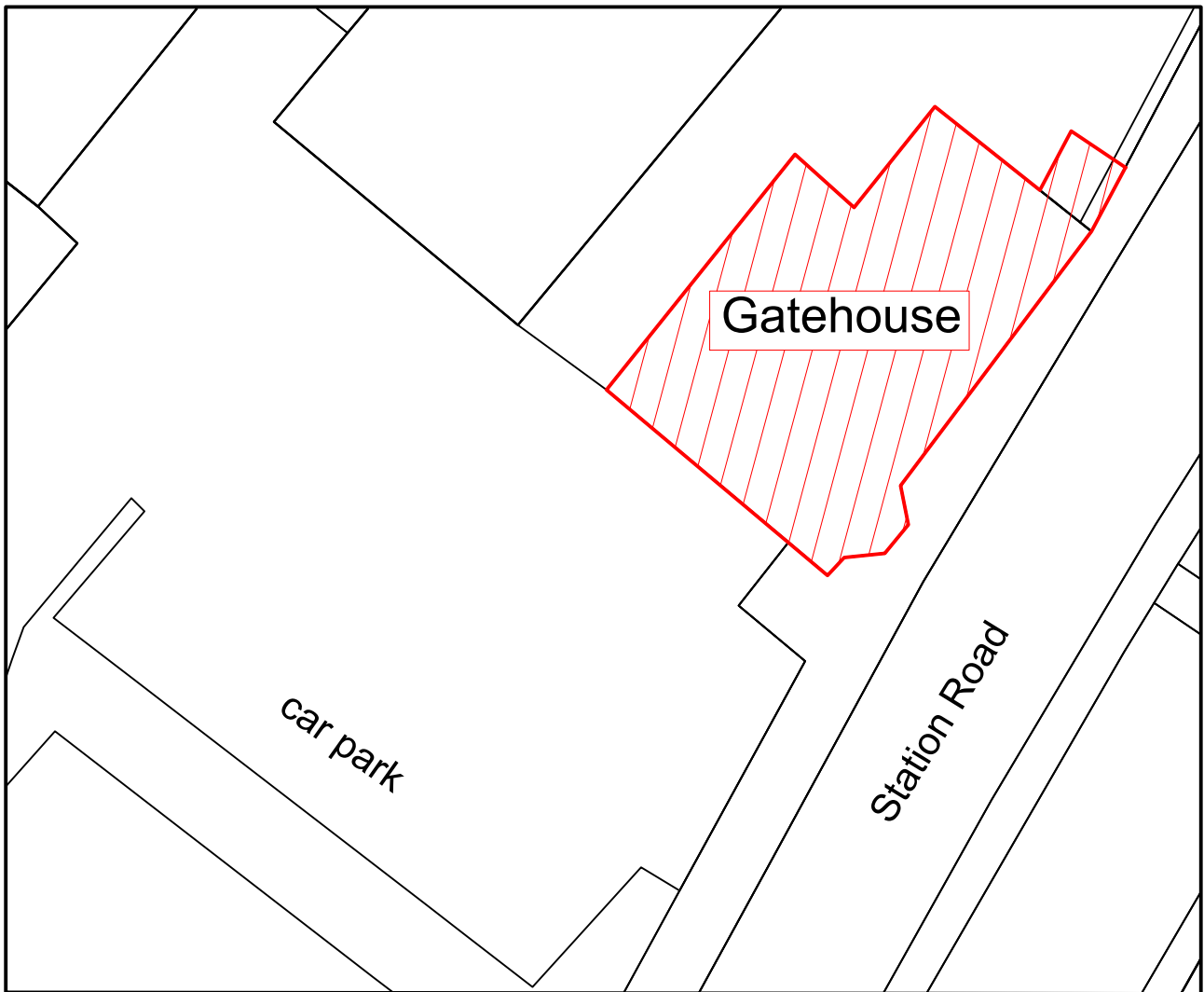
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The Moray Council
Council Office, High Street, Elgin IV30 1BX
Telephone: 01343 563281

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LOCATION PLAN



Property For Let

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

**Housing & Property Services
Estates**

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