



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

FOR LEASE

UNIT 7 COULARDBANK INDUSTRIAL ESTATE, LOSSIEMOUTH IV31 6NG



Description

The property is located within the Coulardbank Industrial Estate and comprises a detached single storey industrial/warehouse unit with a fenced yard to the side and rear. Internally, the unit extends to approximately 390m² (4,198ft²) measured on a Gross Internal Area basis and the yard extends to approximately 940m² (10,118ft²).

Please note that there is a general presumption against sports, leisure and animal grooming uses in the Council's industrial buildings.

Rent

Offers over **£34,750 per annum + 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.

Accommodation

The accommodation includes the main workshop/storage space of approximately 247m² together with reception, office, kitchen area, additional staff/storage area and toilet/shower facilities. The property benefits from oil-fired central heating. Access to the unit is via 2 large roller-shutter doors together with pedestrian doors to the front and rear. The yard is fenced with gate access at the front. There is also a parking and landscaped area to the front of the property.

There is a 3-phase electricity supply. The incoming tenant will need to satisfy themselves that the supply is suitable for their purposes.

Lease Terms

The property is offered on the following main terms:-

Lease period - from one month to 5 years, although longer leases may be considered.

Rent - to be reviewed on a 3-yearly cycle.

Repairs/Maintenance – the tenant will accept the property in its current condition and will maintain it in that condition.

Buildings Insurance - the Council will arrange insurance for the property and recover the cost of the insurance from the tenant.

Fees - the Council's reasonable legal expenses in preparing a lease will be recovered from the tenant including Registration dues

Permitted uses - will be limited to uses within Use Classes 4, 5 and 6 (refer to the Planning section below for more details) including light industrial, storage, distribution, workshop etc.

Common Areas - the Council will maintain any common areas and services including access and street lighting.

Non Domestic Rates (NDR)

The property is currently entered in the Valuation Roll for the current year, effective from 1 April 2023, with a Rateable Value of £28,250.

Reliefs

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

Your attention is directed in particular to the Scottish Government's [Small Business Bonus Scheme](#), which is intended to assist small businesses - it is possible that you may be eligible rates relief up to 100%.

For further information contact Moray Council's Non-Domestic Rates Team on 01343 563456, or alternatively email them on ndr-eng@moray.gov.uk

Energy Performance Certificate

The current building energy performance rating can be confirmed upon enquiring.

Planning and Building Standards

The property has Planning Consent for business, general industrial, storage and distribution use as defined in Classes 4, 5 and 6 of the Town and Country Planning Use Classes (Scotland) Order 1997. Any use out with these may be permitted subject to the tenant being responsible for obtaining any necessary Statutory Consents for their proposed use.

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: 03001 234 561 Email: development.control@moray.gov.uk. Planning Officers are available between 2pm and 4pm Monday – Friday via telephone number 03001 234 561.

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: 03001 234 561. Building Standards Officers are available between 2pm and 4pm Monday – Friday via telephone number 03001 234 561.

Further Details/Viewing

For further details or to arrange a viewing please complete the following [form](#) and Sonya Anderson, the Graduate Estates Surveyor managing this property, will be in contact shortly. Alternatively, you may contact Sonya on 07779 999 233 or sonya.anderson@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.

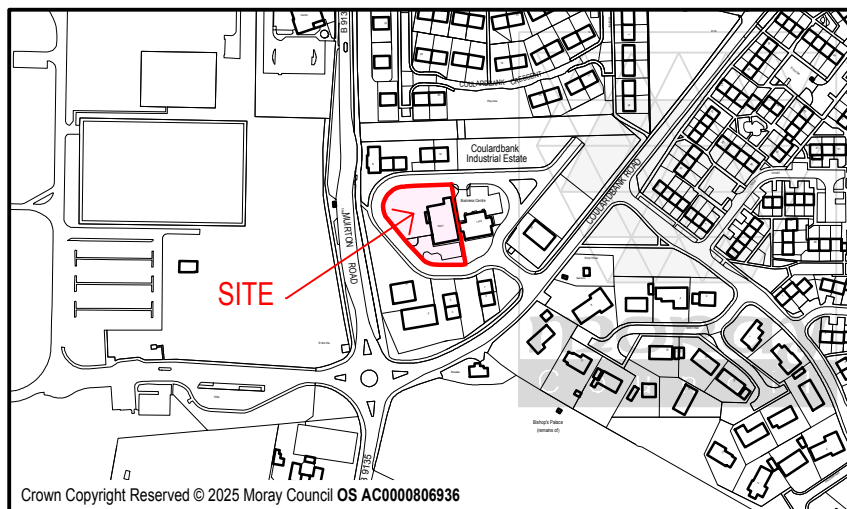
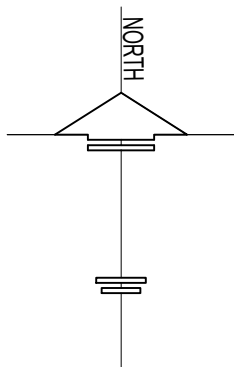
Data Protection

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](#).

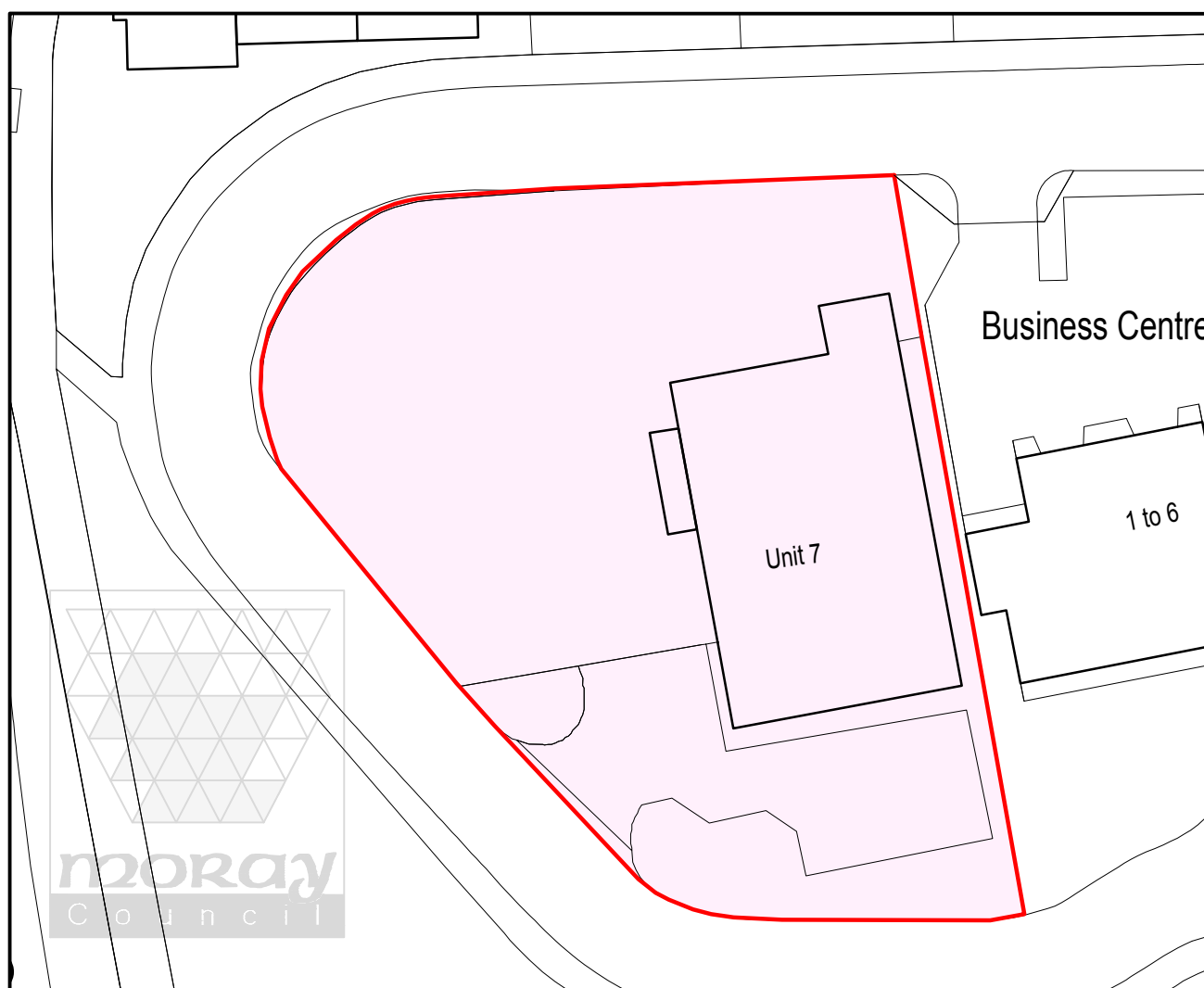
Disclaimer

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

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN



Property For Let

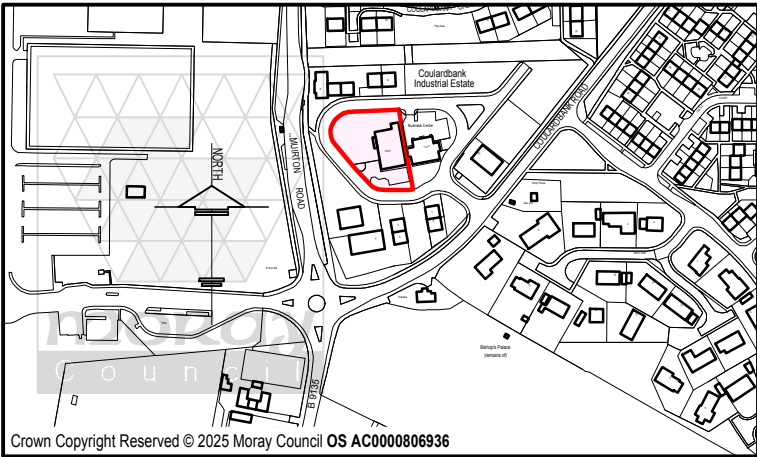
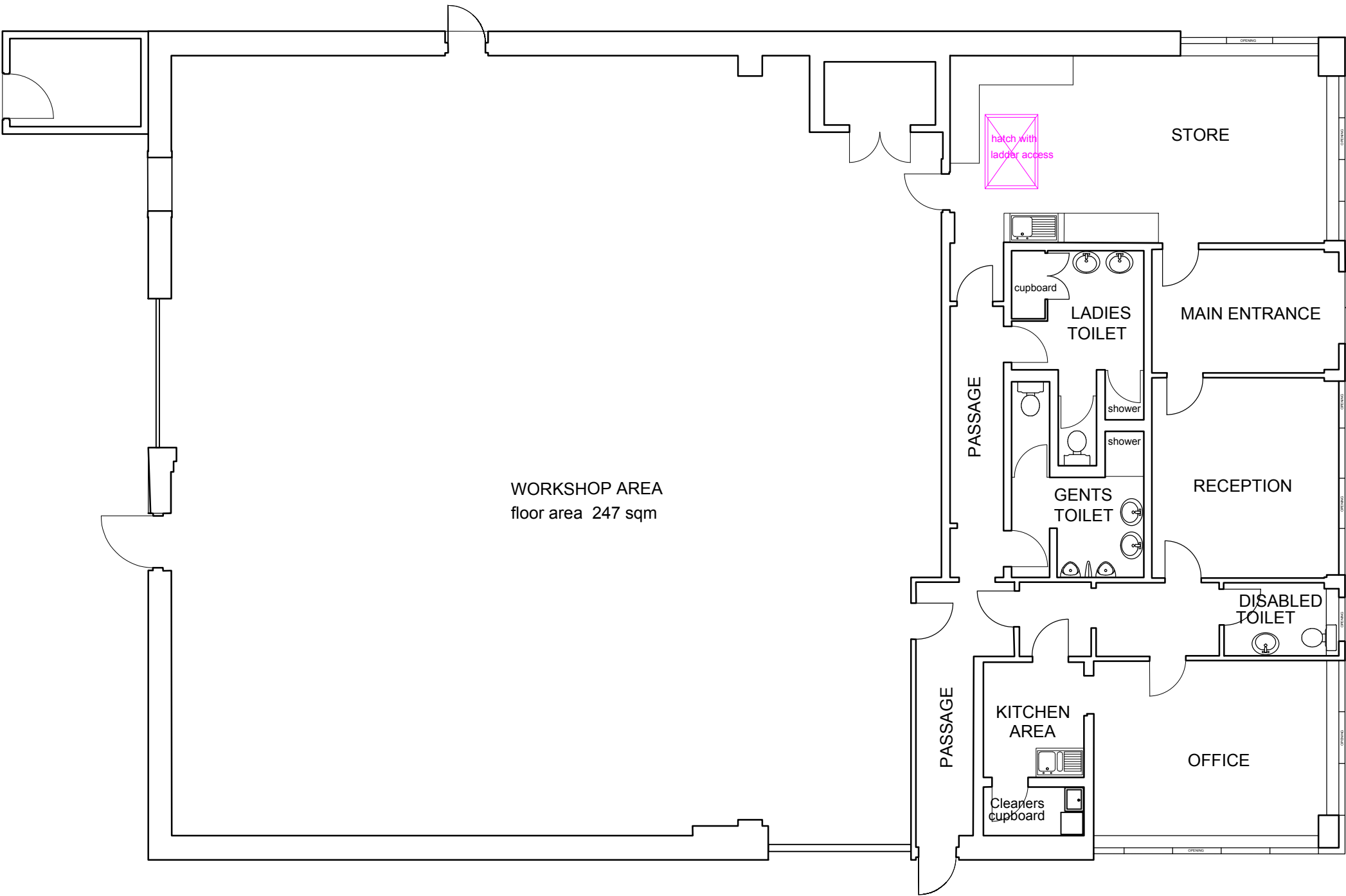
Unit 7,
Coulardbank Industrial Estate,
Lossiemouth.

Housing & Property Services
Estates

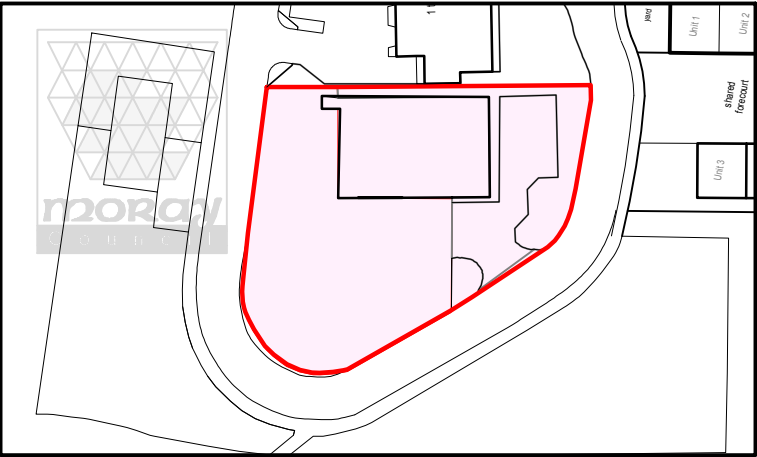
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Telephone: 0300 1234566

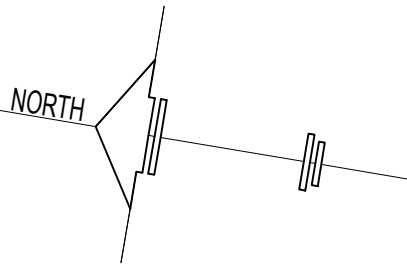
PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN
SCALE 1:5000




SITE PLAN
SCALE 1:1250



Ground Floor Plan - gross internal area of building = 387sqm



Drawing title				Unit 7, Coulardbank Industrial Estate, Lossiemouth.	
	Scale	1: 100	Date	June 2025	
	Drawn By	CP	Deed Pack	LO68	
	Drawing Number		G \ MC \ L \ 329 ^A		A3
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