



Moray Council

Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

9 NORTH GILDREY STREET, ELGIN, IV30 1JR



Spacious town centre office accommodation in a mixed-use area. Surrounding properties include mainly office and residential uses. There is short term road parking within immediate proximity and public car parking nearby.

Rental offers over £15,000 per annum are invited.

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.

Description

The property is located close to Elgin town centre and comprises a single storey office building of steel frame and concrete block construction with double glazing and a flat roof.

Ground level door entry leading to internal hall and stairs giving access to upper ground floor accommodation. The offices offer a good level of natural light via rooflights. The services include; a partially surface and floor mounted electrical supply, suspended ceilings, gas central heating, air conditioning and fire alarm system.

Accommodation comprises offices, meeting rooms, canteen/staff room and toilets, extending to approximately 270m² Gross Internal Area and 217m² Net Internal Area. A location and indicative floor plan are available via this [LINK](#).

Although there is no dedicated parking, short stay on-street, car parking is available directly outside and public car parks are situated close by in neighbouring streets.

Lease Terms

The property is offered on the following main terms: -

Lease period – month to month up to 3 years, although a longer lease may be considered.

Rent – to be paid monthly in advance and to be reviewed every 3 years.

Repairs/Maintenance – the tenant will accept the property in its current condition and will be responsible for all repairs and maintenance. The Council will maintain and repair any shared services.

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

Fees - the Council's reasonable legal expenses for a lease will be recovered from the tenant.

Utilities – the property is served by gas, electricity, water and drainage supplies. Telecommunication and ICT supplies are currently shared with the adjoining property: - occupied by Moray Council.

Access to ICT equipment, the Council will require to retain occasional access to equipment in ICT room.

Non Domestic Rates (NDR)

The property is currently entered in the Valuation Roll, effective from 1 April 2023, at a Rateable Value of £22,500.

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

An Energy Performance Certificate has been obtained for the property. It has an "E" Rating. A copy of the Certificate and the Recommendation Report is available for viewing [here](#)

Planning and Building Standards

The property has planning consent for office/business uses as defined in Class 4 of the Town and Country Planning Use Classes (Scotland) Order 1997. Any use out with this 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: 0300 1234561 Email: development.control@moray.gov.uk Planning Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

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: 0300 1234561. Building Standards Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

Further Details/Viewing

For further details or to arrange a viewing please complete the following [form](#), and Sonya Anderson, Graduate Estates Surveyor, 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 by e-mail estates@moray.gov.uk

It should be noted that the Council is not obliged to accept the highest or any offer.

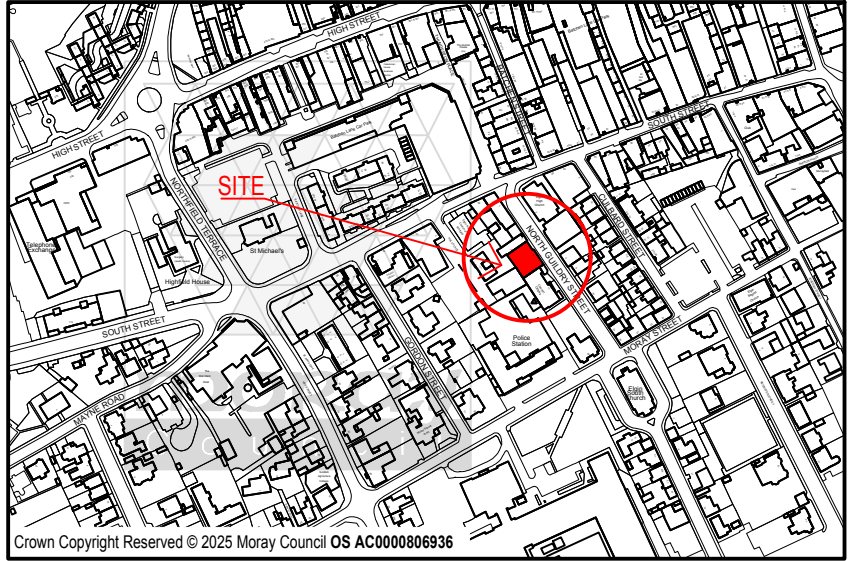
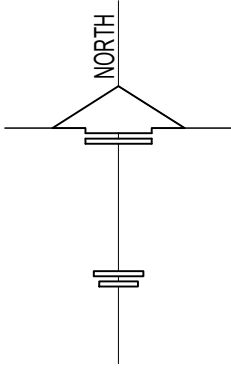
Data Protection

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](#)

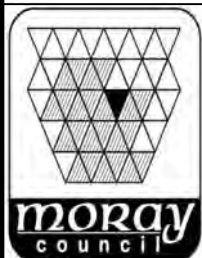
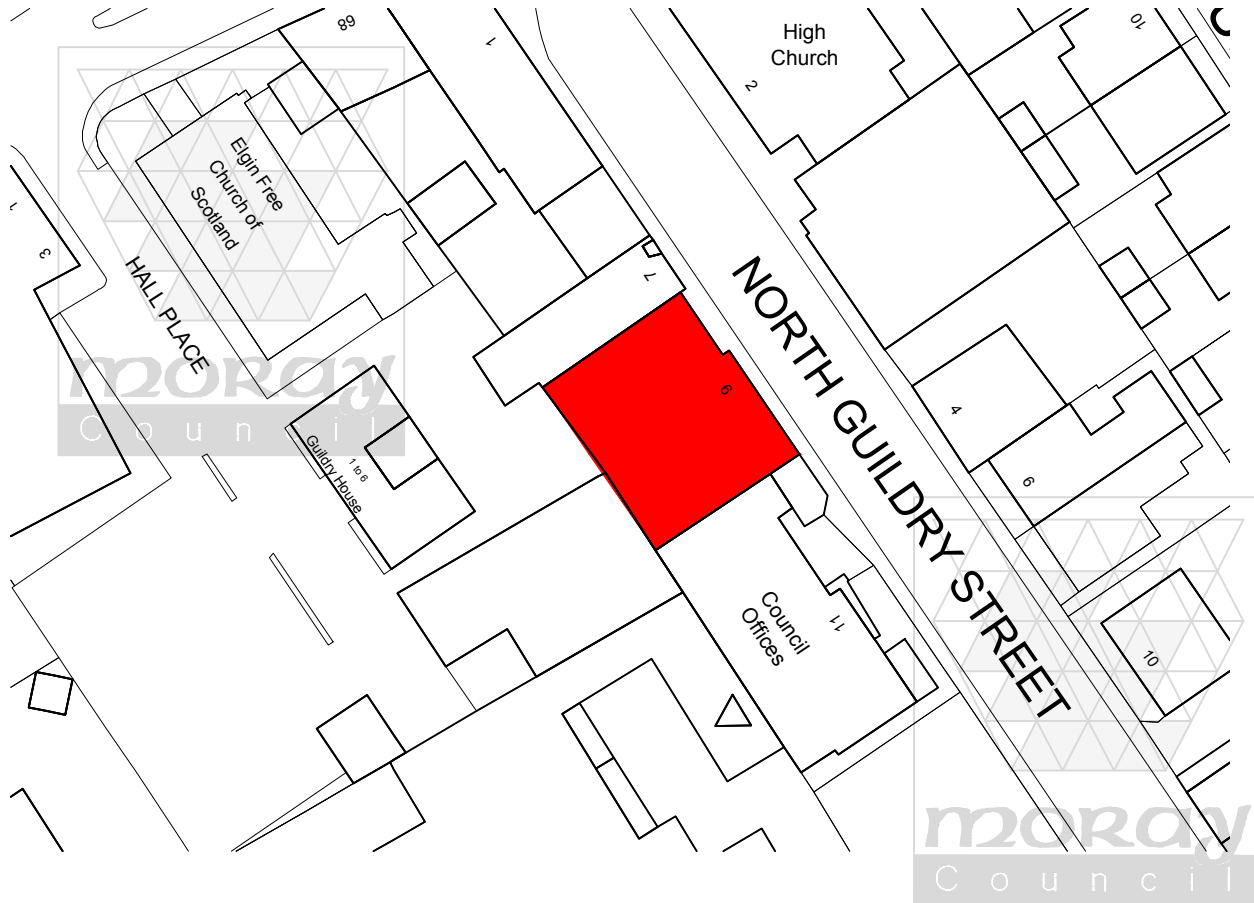
Disclaimer

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.

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LOCATION PLAN
SCALE 1:5000



Property For Let

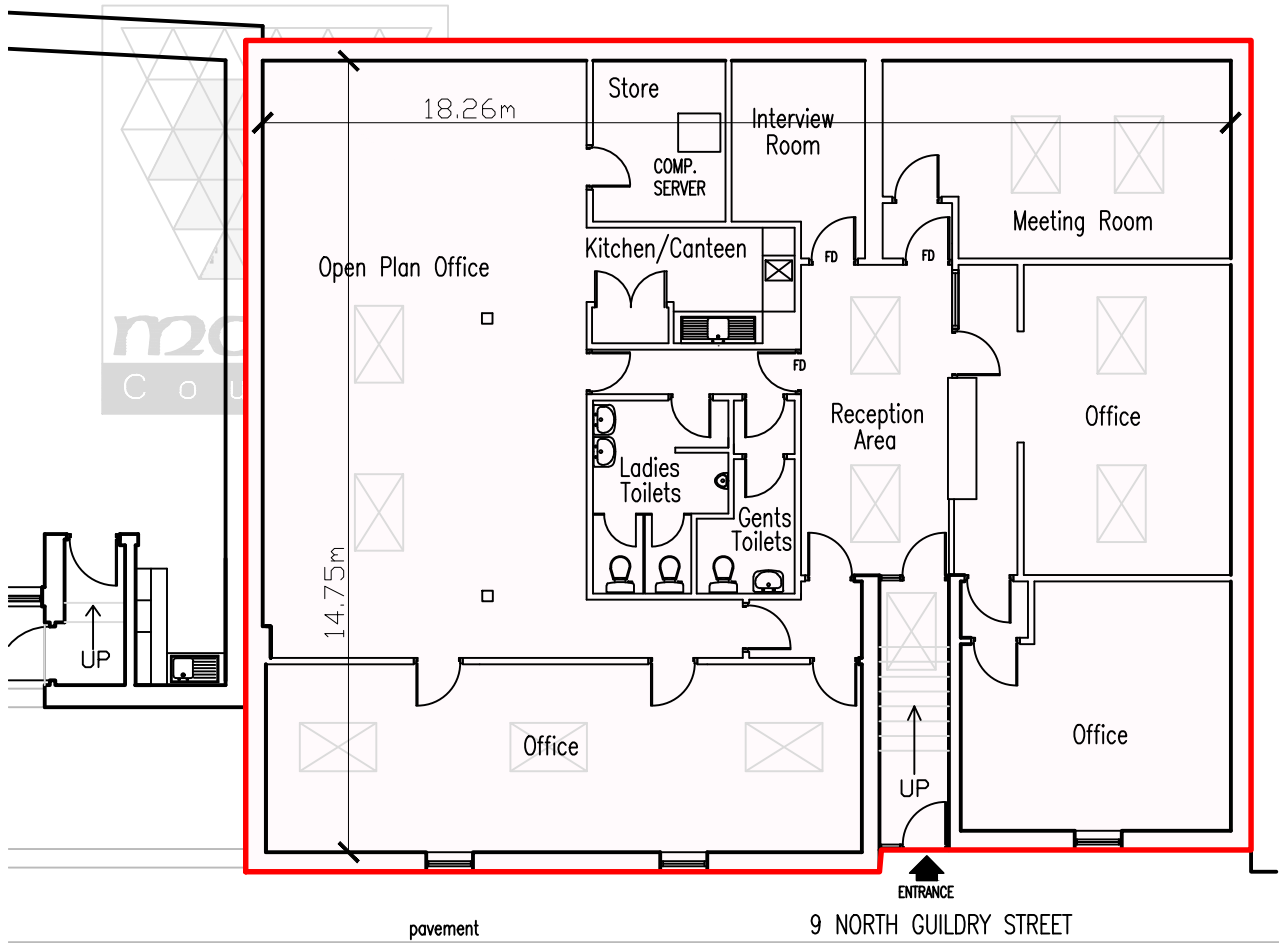
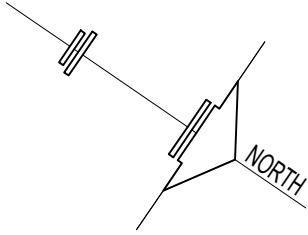
**9 North Guildry Street,
Elgin.**

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Estates**

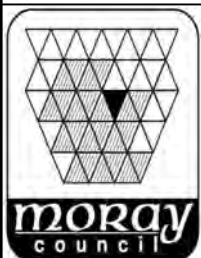
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Moray Council
Council Office, High Street, Elgin IV30 1BX
Telephone: 0300 1234566

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