



Moray Council Property, Estates & Assets

Moray Council Offices
High Street
Elgin
IV30 1BX

TO LET

UNIT 10, TYOCK INDUSTRIAL ESTATE, ELGIN



Description

The premises are located within the popular Tyock Industrial Estate which is located just outside of the town centre and adjacent the A96 trunk road. Workshop/storage accommodation in terrace of purpose built industrial unit. Accommodation includes a workshop/storage area, office, kitchen & toilet. The unit benefits from a roller shutter and pedestrian access doors.

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

Rent.

Offers over £18,900 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.

Size

Approximately 210m² (2,260ft²) measured on a gross internal area basis.

Lease Terms

The property is offered on the following main terms:-

Lease period – 6 year lease with tenant only break on the third anniversary.

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 that insurance from the tenant.

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

The tenant will be responsible for the payment of rates and all other services and outgoings arising from the use of the premises.

The Council will maintain the common areas and services including private roads and car parking.

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. Tenant/s may be permitted to install ancillary offices at their own expense.

Non Domestic Rates (NDR)

The property is currently entered in the Valuation Roll, effective from 1 April 2026, at a Rateable Value of £9,900.

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-enq@moray.gov.uk

Energy Performance Certificate

Certificate and Report been ordered and will be made available on request.

Planning and Building Standards

The property has planning consent for general industrial, storage and distribution uses 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: 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 Cameron MacKay, the Estates Surveyor managing this property, will be in contact shortly. Alternatively you may call him on 07854 685809 or email:

Cameron.MacKay@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.

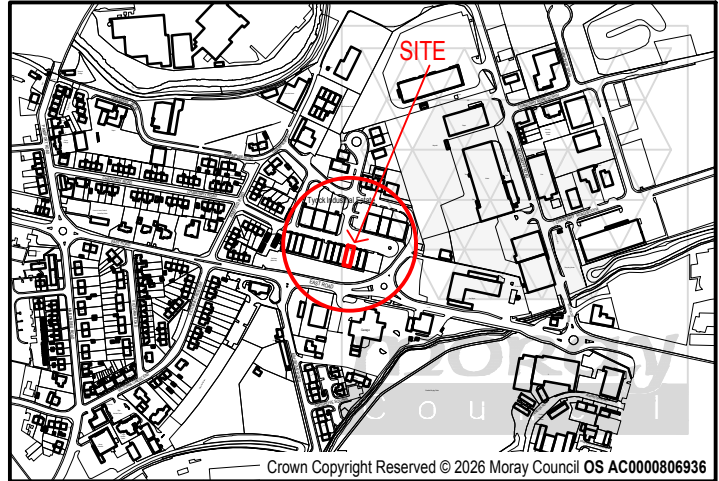
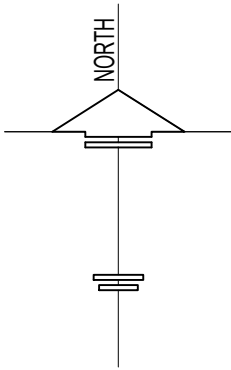
Data Protection

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

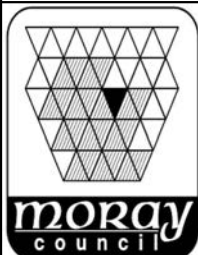
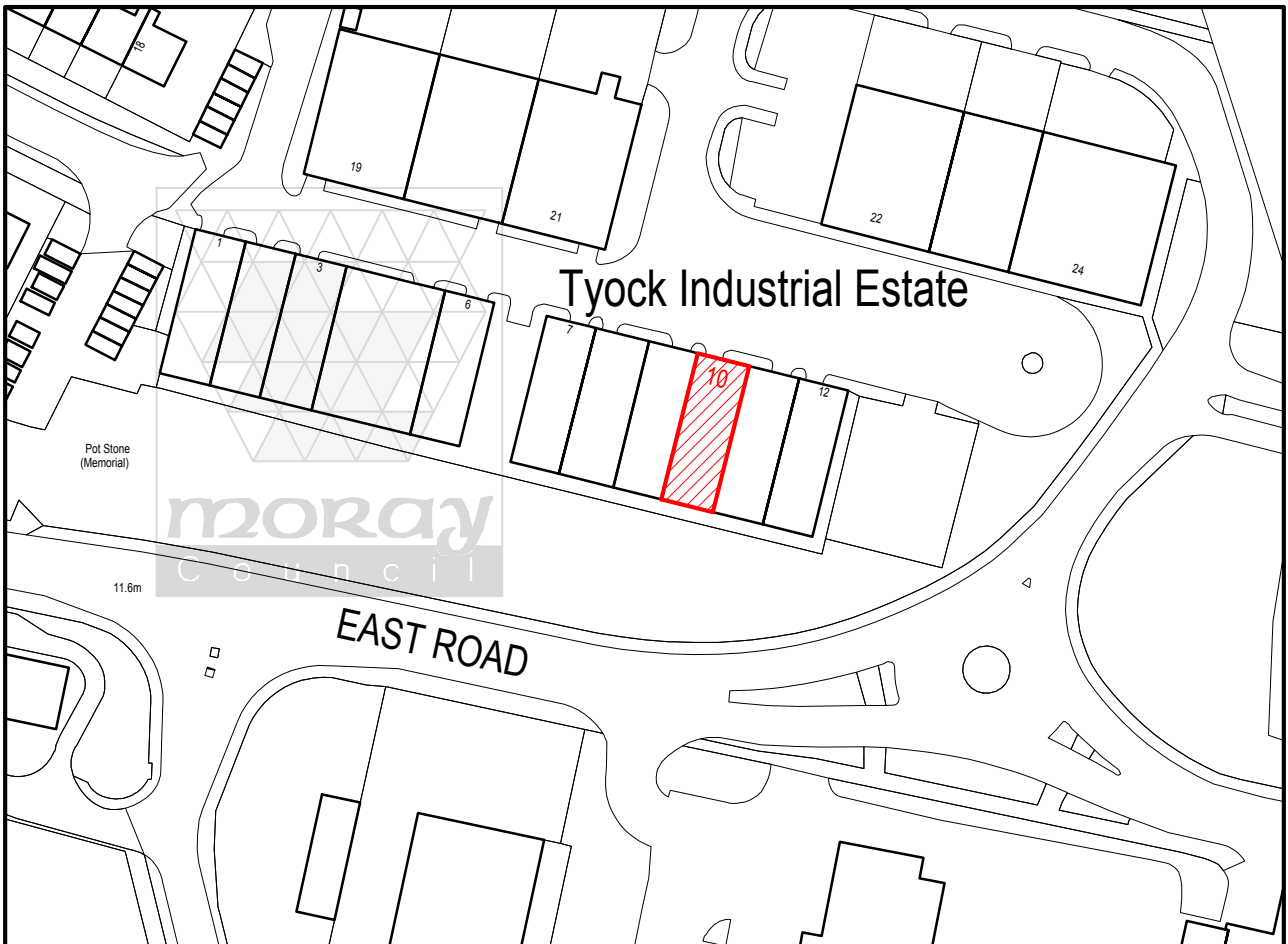
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LOCATION PLAN
SCALE 1:10000



Property For Let

10 Tyock Ind. Estate,
Elgin.

Property, Estates and Assets
Housing, Property & Communities

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