

The Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

TO LET

Westerton Road Business Centre, 4 Westerton Road South, Keith



The Westerton Road Business Centre provides a range of small studio/office and workshop units for let on easy in easy out terms to both new and established businesses giving prospective tenants the opportunity to test their new ideas at reasonable cost and without commitment to a long-term lease.

The Business Centre comprises 4 studio/office units of 25m² floor area and 2 workshop units of 50m² floor area and is located on Westerton Road Industrial Estate (see attached location plan) with easy access to Keith Town Centre and the A96 Aberdeen/Inverness Road.

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.

Available Units

Office/Studio Unit No. 2: £225 per month plus VAT

Office/Studio Unit No. 3: £225 per month plus VAT

Accommodation

Studio / Office Units: The units are accessed via the Business Centre's reception area and corridor and benefit from carpeted finish, plasterboard walls and ceilings. Other features include:-

- Electric panel heating
- Double glazed window with security shutter
- Fire alarm and security alarm protection
- Services include fluorescent lighting, double electric sockets and telephone point
- Each Studio / Office unit has a shared use of the Centre's communal kitchen, toilets, reception and one exclusive car parking space
- Units are DDA compliant

Lease Terms

Leases are on a month-to-month basis terminable by either party on serving 4 weeks written notice. The rent is reviewable annually.

For Tenants & Landlord Responsibilities [click here](#)

Energy Performance Certificate

Current Rating "G" (Certificate and Report available on request)

Fees

In accordance with Council practice the tenant will be responsible for the Council's reasonable legal fees in connection with the transaction as well as any Stamp Duty Land Tax, if applicable, and registration dues.

Planning Position

The units have planning consent for general office, research and development, general industrial and storage and distribution uses as defined in Use Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland Order 1997).

Viewing

Appointments to view or notes of interest may be made by contacting the Estates Office, Moray Council, Council Headquarters, High Street, Elgin, IV30 1BX.

Telephone number 0300 1234566.

Enquiries

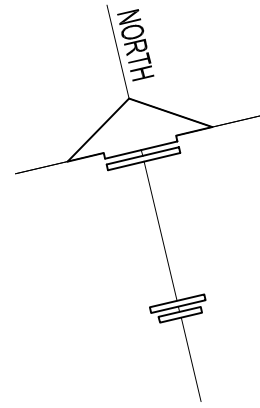
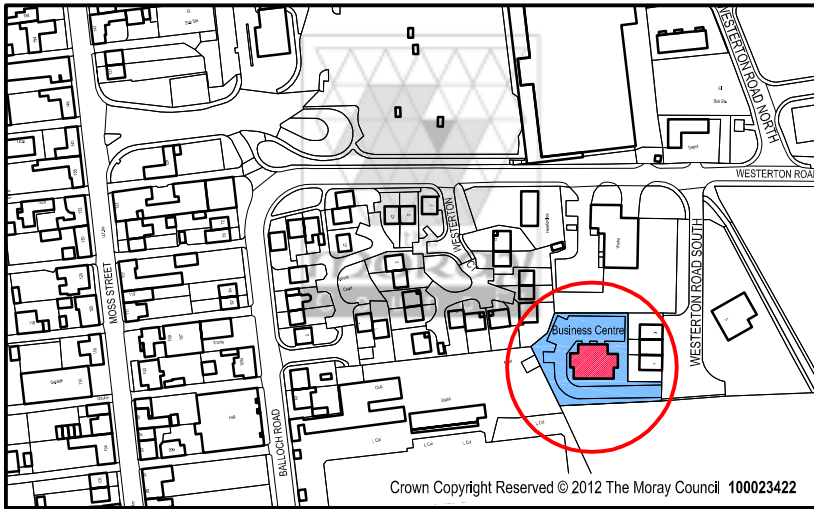
Interested parties are invited to contact the Estates Service, The Moray Council, Council Office, High Street, Elgin IV30 1BX, tel. no. 0300 1234566 or

e-mail: estates@moray.gov.uk

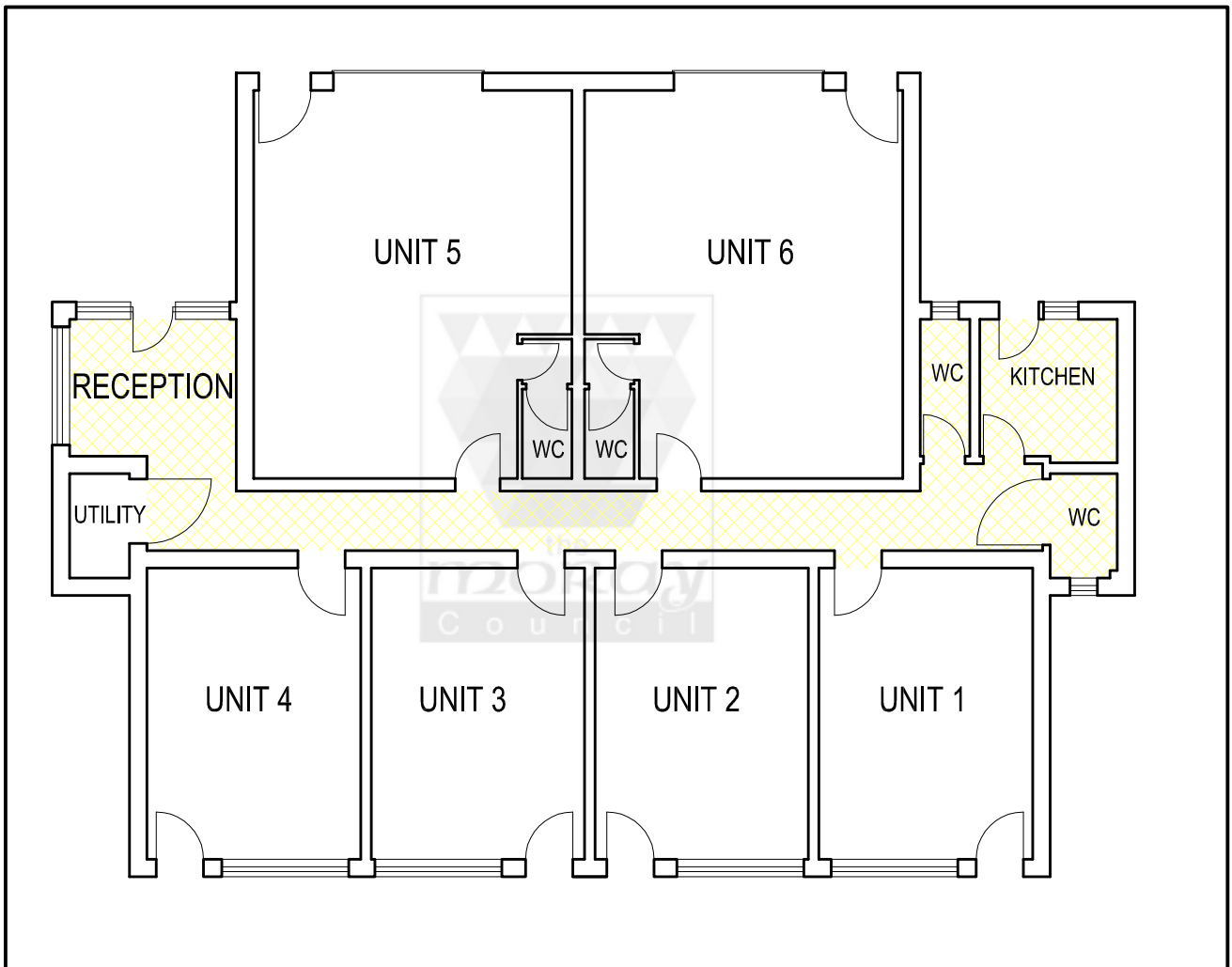
Non Domestic Rates

The studio units are entered in the Valuation Roll for the current year as having a rateable value of £2,000 while the workshop units are entered in the Valuation Roll as having a rateable value of £2,050.

The Scottish Government announced the introduction of the Small Business Bonus Scheme which commenced on 1st 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 Councils Non Domestic Rates Team on 01343 563194/5 or alternatively email them on ndr-eng@mail.moray.gov.uk



LOCATION PLAN



Property

Westerton Business Centre
Westerton Road South
Keith

Housing & Property Services
Estates

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