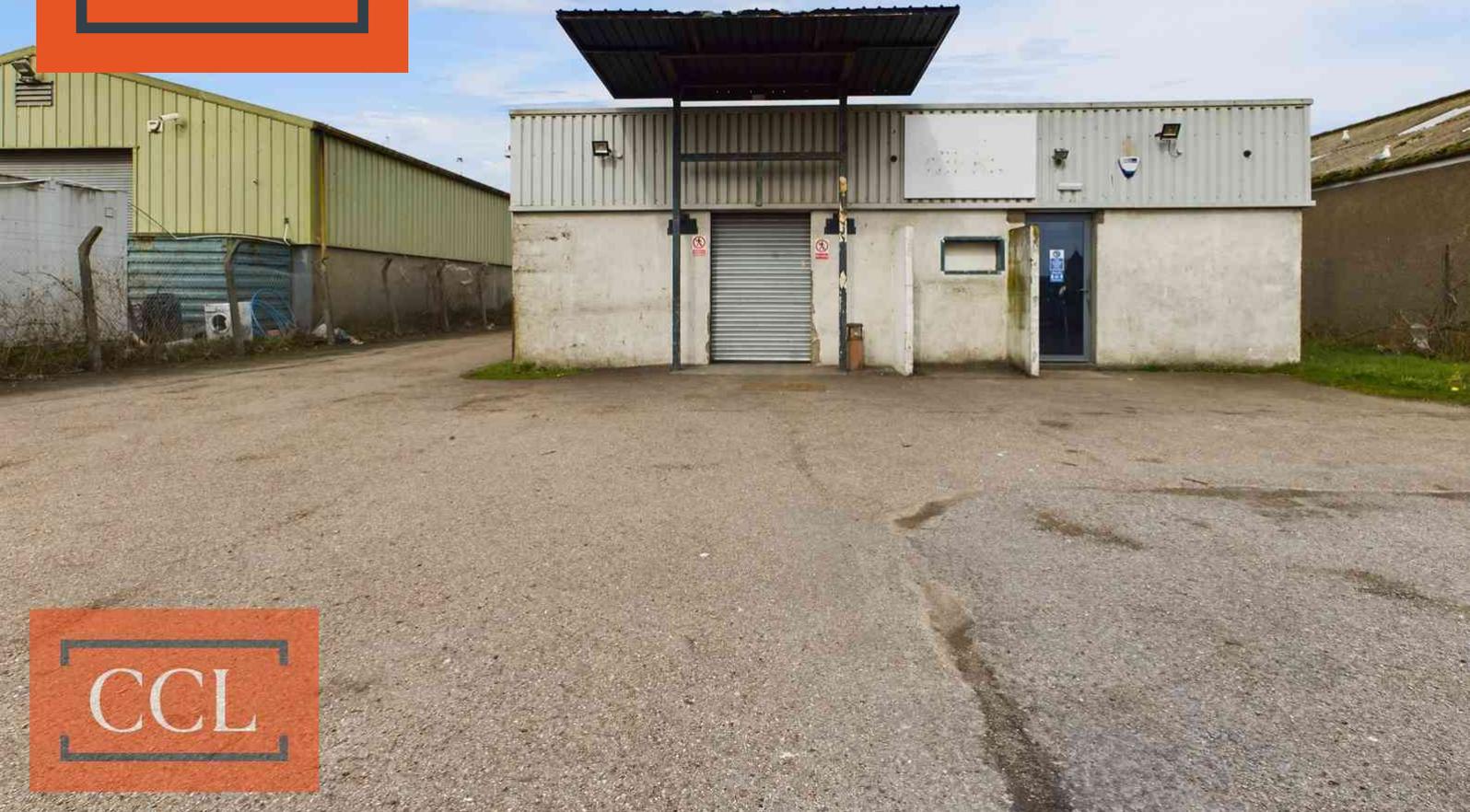




CCL



CCL is delighted to bring to market Unit 3 Mosstodloch Industrial Estate, a detached commercial property measuring 194m². This versatile premises offers a combination of office space, a substantial workshop, storage, and staff facilities, all situated within a secure compound with ample space for storage and vehicle access.

- Detached commercial unit
- Secure compound with ample space
- Close proximity to the A96 trunk road
- Total floor area of 194m²
- Flexible accommodation with office, workshop, and storage



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3 Mosstodloch Industrial Estate | Mosstodloch | Fochabers | Moray | IV32 7LH

Offers Over £150,000

Situation

The property is situated on the B9015 road from Mosstodloch to Garmouth, offering a convenient location with close proximity to the main A96 trunk road between Keith and Elgin. Mosstodloch is a small town with a population of around 1,000, benefiting from amenities such as a primary school, post office, convenience store, and hairdressers. The nearby town of Fochabers provides secondary education at the popular Milnes High School, as well as a greater range of amenities and services. The larger town of Elgin, located approximately 46 miles east of Inverness and 60 miles west of Aberdeen, offers a vast array of facilities, including Moray College UHI, two secondary schools, and numerous retail, sport, and leisure options.

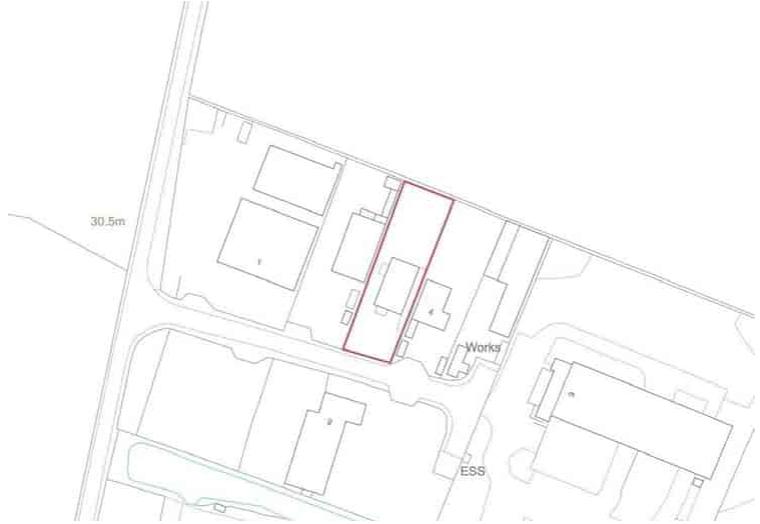
Property

The main office is accessed from the front car park, providing a bright and spacious reception area. The extensive workshop area features vehicle access via a roller door, as well as double door access at the side, and can be accessed from the main office. Two smaller subdivided areas are located at the rear of the property. The premises also include male and female toilets, as well as a staff area with a kitchenette.

The property benefits from a concrete floor, 3-phase electricity, and overhead strip lighting. Externally, the total site area extends to approximately 0.6 acres, with a secure compound and excellent vehicle access.

External

Secure compound with double swing gates opening onto the street. Ample parking and storage to the front with vehicle access to the rear where there is a very large storage area. Total site area is approximately 0.4 acres.



CCL Property

62 High Street, Elgin, Moray, IV30 1BU

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.