14 Pinefield Parade

Elgin, IV30 6AG

£1,100 pcm

ccl PROPERTY

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The detached property comprises of a good sized workshop facility approx. 40 sq m, large office with kitchenette area, a further smaller office, store cupboard as well as a disabled WC and smaller WC. Natural light within the workshop and office spaces is provided by picture windows to the front of the property. Additional artificial light is provided by ceiling strip light fitments. There is parking for up to three cars directly outside the property as well as ample on-street parking available nearby. Heating is provided via electric wall mounted heaters.

The Property

ACCOMMODATION

The subjects provide the following:

Approx. Workshop – 40 sq m (430.5 sq ft)

Main Office – 23.33 sq m (247.57 sq ft)

Office – 8 sq m (86.1 sq ft)

Store Cupboard – 4.76 sq m (51.2 sq ft)

RATING

The subjects are currently entered into the Valuation Roll at a Rateable Value of £4,700. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

RENT

£13,200 per annum with annual ground rent payable to Moray Council.

VAT

The rent quoted in exclusive of VAT which may be applicable.

LEASE TERM

The subjects are held on full repairing and insuring terms. Also, on flexible terms for a negotiable period.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for tax and recording fees in the normal fashion.

ENTRY

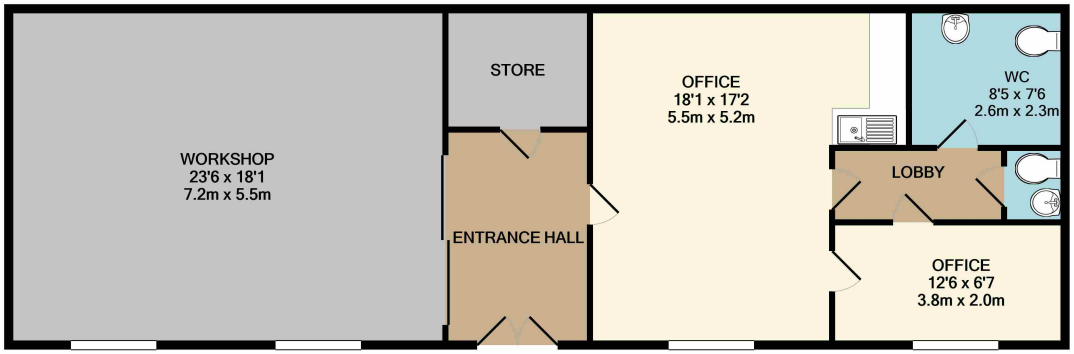
Entry is available upon conclusion of all legalities

VIEWING

For further information or viewing arrangements please contact the sole agents: CCL Property Ltd

Situation

The property is located within Pinefield Industrial Est, approx. 1 mile east of Elgin City Centre. With direct links to the A96 trunk road and A941, this estate is an established industrial and trade counter location. Key occupiers in the nearby vicinity include MacGregor Industrial Supplies, Robertson Timber Engineering, Keyline Civils and Drainage, Highland Metals, Pinefield Glass, William Wilson Bathrooms and Darroch & Allan Joiners and Builders. This area is well placed for local shops, schools, retail parks, city centre, vehicular and commuter bus routes connecting to all parts of Elgin.



PINEFIELD PARADE, ELGIN, IV30 6AG
TOTAL APPROX. FLOOR AREA 1027 SQ.FT. (95.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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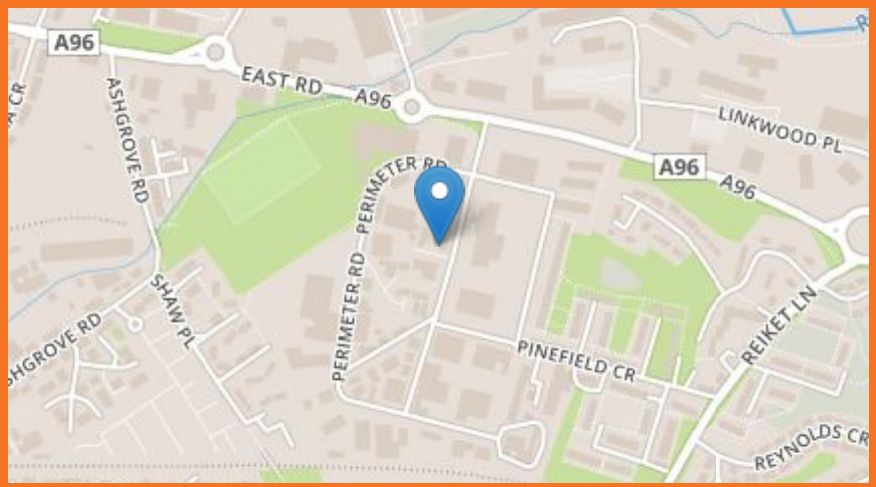

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