



## Office Space

Alan Milne Motors, Linkwood Place, Elgin, IV30 1HZ

£30,000, Per Annum, Leasehold

**ccl**  
PROPERTY



## Office Space

Alan Milne Motors, Linkwood Place  
Elgin, IV30 1HZ

Situated to the east of Elgin, the commercial and industrial centre for Morayshire, there is the opportunity to lease excellent office accommodation at 4 Linkwork Place in Elgin. It's the most central location on the A96 with it being 66 north west of Aberdeen and 38 miles east of Inverness. Elgin has a population of around 30,000 people and a large catchment area approaching 100,000. This area is well placed for local shops, schools, retail parks, city centre, vehicular and commuter bus routes connecting to all parts of Elgin. The office premises occupy the upper floor of the Alan Milne Car showroom and benefit from a private secure entrance.





## The Property

The offices are situated on the first floor above Alan Milne car showroom, with their own private external door leading to a staircase which gives access to the first floor. The offices are available to let and terms are by negotiation. In total there are 5 offices, a boardroom, staff canteen & toilets. Viewing is recommended to appreciate the accommodation on offer.

Office 1 – 5.5m x 4.64m [at widest]

Office 2 – 3.1m x 3.1m

Office 3 – 4.96m x 3.13m

Office 4 – 3.1m x 3.1m

Office 5 – 3.8m x 2.9m

Boardroom – 6.1m x 3.9m

## LEASE TERM

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

## RATES

Rates are £2,500 per annum, which are included within the price.

## LEGAL COSTS

Tenant will be responsible for all legal costs incurred in the transaction.

## ENTRY

Entry is available upon conclusion of all legalities.

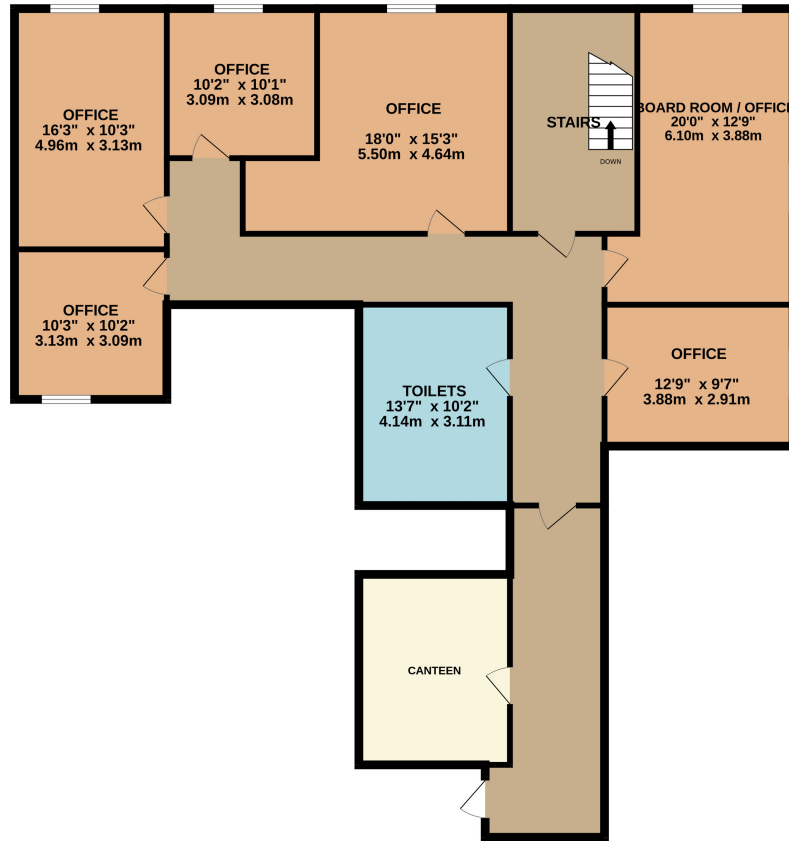
## VIEWING

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

## External

There is dedicated secure parking available for approx. 10 cars

GROUND FLOOR  
1748 sq.ft. (162.3 sq.m.) approx.

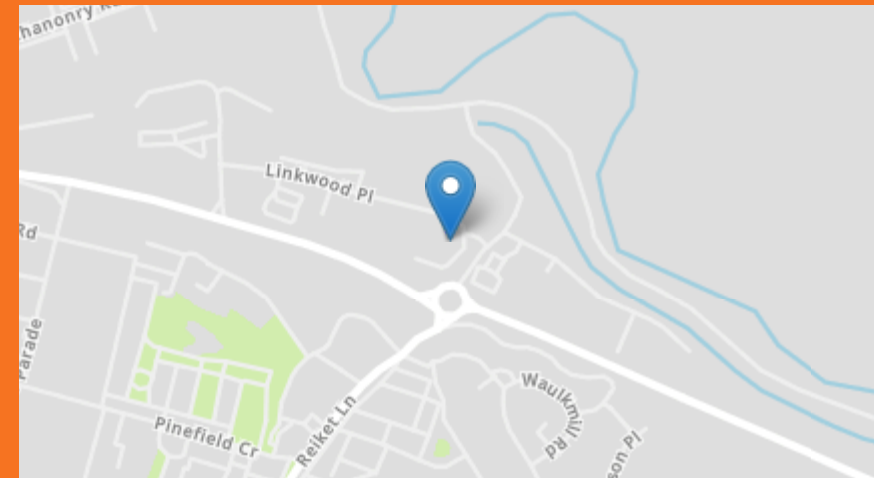


LINKWOOD PLACE, 4 LINKWOOD PL, ELGIN IV30 1HZ

TOTAL FLOOR AREA: 1748 sq.ft. (162.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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