



CCL



The subjects are currently vacant and comprise one office unit out of a total of five available to rent on the first floor. There is shared access to the communal kitchen, WC and meeting room facilities. Entrance to the building is gained via the ground floor where a communal staircase serves the upper floors, a rear entrance from the car park is also available. Internally the subjects are carpeted throughout and feature large windows, storage space, a number of telephone points and electrical sockets. A small hallway separates the two units from the main landing area and the units are offered as a joint space or for let individually. Each office benefits from a designated parking space. The property is highly adaptable and would suit a range of businesses.

- Offices in prime building
- Substantial floor space.
- Attractive
- Vacant and ready for immediate occupation.
- Easy access to Floor T



T: 01343 610520



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26 Hay Street | Elgin | Moray | IV30

1NQ

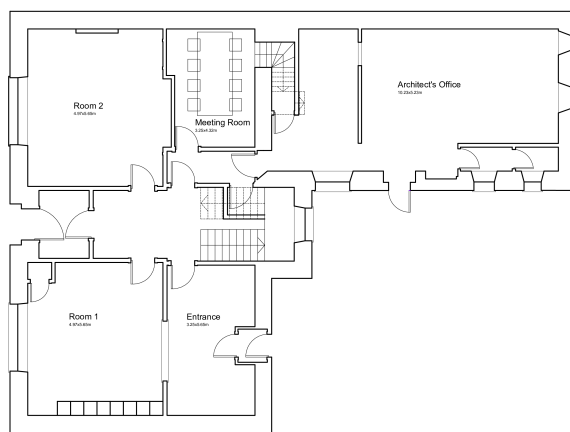
£500 pcm

Situation

The premises are located on the corner of Hay Street and Moray Street within an impressive stone building. The surrounding area is a mixture of commercial space and residential dwellings including Moray College UHI which provides a range of courses for over 1,000 students. The pleasant location is a five minute walk to both the centre of Elgin and Elgin Train station providing an exceptional business location. Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 21,000. It is situated approx. 36miles east of Inverness and 64miles west of Aberdeen with good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports.

External

There are allocated parking spaces available in the car park



Ground Floor Plan

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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.