



Unit 4, 11-12 Chanonry Spur

Elgin, IV30 6ND

£900 pcm, Flexible Terms

*ccl*  
PROPERTY





# Chanonry Spur

Elgin, IV30 6ND

A rarely available development of 4 newly built light industrial and commercial units is being bought to market by CCL Property. Unit 4 is 117m<sup>2</sup>. The property is situated in an excellent trading location on a busy industrial estate close to the A96 and the centre of Elgin. Built to a very high standard each unit will have a large workshop with large roller door for vehicular access and an integral office and WC.

The property is located at east side of Elgin, close to Moycroft Industrial Estate and a short distance from the A96. The immediate surrounding area contains a good mix of industrial and commercial units with a considerable amount of residential housing close by. This is a very popular area for both small and large business given its location and proximity to Elgin city centre, its environs and surrounding towns. 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. 36 miles east of Inverness and 64 miles west of Aberdeen with good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports. Elgin is also home to Moray College UHI which provides a range of courses for around 10,000 students.





## The Business

### Tenure

The building is leasehold. There will be a ground rent payable to the council of £145 per month.

### Services

Mains electricity, water and drainage.

### Price

£900 PCM, Lease by negotiation.

### Summary

The lease of Unit 4 at 11-12 Chanonry Spur, Elgin is an ideal opportunity to acquire a commercial / light industrial premises / workshop suitable for a wide variety of uses.

## The Property

From the car park there is a main door that provides access to the main office (approx. 19.2 m<sup>2</sup>). There is a window overlooking the front. At the rear of the area is a small vestibule / kitchenette area and door leading to WC. There is a door leading to the main workshop.

The main workshop has an industrial roller door to front allowing vehicular access. The workshop is L shaped. The maximum depth is 11.6m and maximum width is 10.1m. There will be extractor fans, commercial lighting, wall mounted electrics and concrete floor.

There is an emergency door to the rear.

The units is fully compliant with current building regulations relating to disabled access.

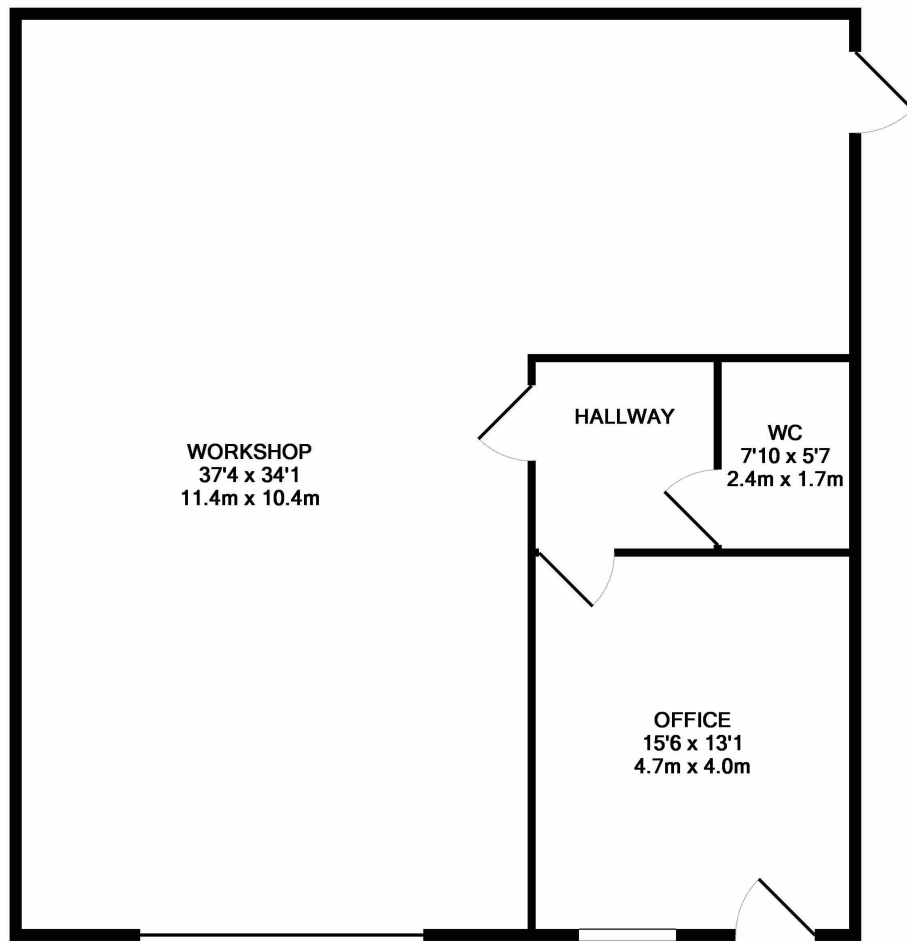
## External

Double metal gates open into the secure compound with 4 units. The central area, from the gates to the main building, is formed of hardstanding tarmac while the area surrounding the perimeter is mainly laid with stone chippings. Unit 4 has 3 dedicated car parking spaces.

## Situation

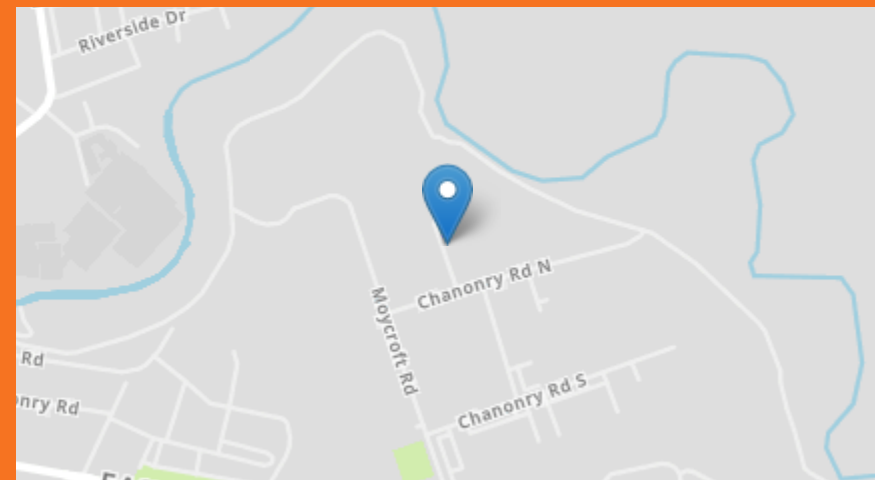
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CHANONRY SPUR, ELGIN, MORAY, IV30 6ND  
TOTAL APPROX. FLOOR AREA 1270 SQ.FT. (118.0 SQ.M.)

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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