



## Unit 15, Linkwood Place, Elgin, IV30 1AZ

- GIA: 297.97 SQ. M / 3,207 SQ. FT
- Rental Price : £20,000 + VAT
- New FRI Lease



## LOCATION

The unit is located within Linkwood Place, in the thriving commercial area of Elgin, Moray. Ideally positioned just off the A96—one of the main trunk roads linking Aberdeen and Inverness—the property benefits from excellent transport connectivity and visibility. The surrounding area is well-established with a mix of commercial occupiers, including car dealerships, service centres, showrooms, and retail outlets, making it an attractive location for a wide range of business uses.

## DESCRIPTION

The unit consists of a single storey workshop/industrial unit. The unit also benefits from a roller shutter door which opens onto yard/parking area.

## ACCOMMODATION

The unit extends to a Gross Internal area of 3,207 sq. ft / 297.97 sq. m. or thereby.

The unit can be summarised as follows:

Workshop space, office, WC and store.

## RENT

£20,000 per annum exclusive of VAT payable quarterly in advance.

## LEASE TERMS

Our client is seeking a minimum period of 5 years on a full repairing and insuring terms.

## RATEABLE VALUE

£20,000

## LEGAL COSTS + VAT

Each party will be responsible for their own legal costs. Should LBTT or registration dues be applicable the purchaser will be liable.

## EPC

On application.

## VIEWING

Graham + Sibbald

4 Ardross Street

Inverness

IV3 5NN



To arrange a viewing please contact:



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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: July 2025