

TO LET
INDUSTRIAL / TRADE COUNTER UNIT WITH YARD



12 Chanonry Road South, Elgin,
Moray, IV30 6NG

Excellent detached industrial unit
with showroom & mezzanine level
benefitting from a large Yard.

- Excellent Modern Trade Counter Unit
- GIA: 1,273.41 Sq.m / 13,707 Sq.ft or thereby
- Full Repairing and Insuring Lease
- Rent on Application



LOCATION

The property is located on the eastern side of Elgin on the Chanonry Industrial Estate, close to the A96 trunk road. This is an established industrial area which has all main amenities and facilities within reasonably close driving distance. Nearby occupiers are a mix of local, regional and national firms.

DESCRIPTION

The property comprises a modern industrial trade counter unit built to a high standard and only completed in 2012. The unit is of steel portal frame, clad with metal profile sheet to the outer walls and roof. It has the benefit of a 6m eaves approximately rising to a ridge height of 7m approximately.

The unit has 4 main access points into the warehouse (approx. 4.9m high by 4m wide) with a secondary access point into a small store (2.6m high by 2m wide).

The yard to the front of the building is 29,570 sq.ft / 2,747 sq. m or thereby.

ACCOMMODATION

We calculate the following approximate Gross Internal Floor Areas in accordance with RICS Code of Measuring Practice (6th Edition), as follows:

DESCRIPTION	SQ.M	SQ.FT
Warehouse	598.40	6,441
Show Room	325.60	3,505
Mezzanine	349.41	3,761
TOTAL	1,273.41	13,707

Ground:

Main warehouse, Showroom, Office, Store, Staff Kitchen, Gents Toilets, Accessible Toilet and Cleaners Cupboard.

Mezzanine:

Storage area, fire exit corridor and office.



DATE OF ENTRY

There is an existing lease in place with a Termination Date of 5th July 2036. There is however a Tenant Break Option on 6th July 2026 which we expect to be utilised. Early entry is possible subject to negotiation with the existing tenant who is no longer occupying the property.

RENTAL

On application.

USE

The premises were last used by a builder's merchant. Use Classes 4, 5 and 6 would be considered.

There is also potential for leisure uses subject to planning and that planning was obtained for a leisure use in July 2021 for an indoor inflatable activity centre.



RATEABLE VALUE

The present Rateable Value is £82,500.

LEASE TERMS

The subjects are available on the basis of a new full repairing and insuring lease subject to the existing tenant vacating.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and Registration Dues, as appropriate.

VAT

All rents quoted are exclusive of any VAT that may be applicable.



EPC

EPC Rating - 'C' (Subject to reassessment.)

VIEWING & OFFICE ADDRESS

Graham + Sibbald
4 Ardross Street
Inverness
IV3 5NN



To arrange a viewing please contact:



Andrew J Rose
Director
07789 075209
Andrew.Rose@g-s.co.uk



Anna Massie
Graduate Surveyor
07803 896938
Anna.Massie@g-s.co.uk

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