



MODERN SERVICED OFFICE

> FIRST FLOOR

- > FLOOR AREA: 26 M² (280 FT²)
- > AMPLE ON SITE CAR PARKING
- > EASY ACCESS TO A96
- > ALL INCLUSIVE RENT £11,940 PER ANNUM
(£995.00 PER CALENDAR MONTH)
- > QUALIFIES FOR 100% RATES RELIEF
- > FULLY DDA COMPLIANT

TO LET

**EXECUTIVE OFFICE, FIRST FLOOR
14 CHANONRY ROAD SOUTH, ELGIN, IV30 6NG**

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LOCATION

Elgin is situated approximately 66 miles northwest of Aberdeen and 39 miles southeast of Inverness. Within the Moray Council area, Elgin is the main administrative, business and service centre with Forres, Buckie, Lossiemouth and Keith being classified as secondary settlements. The town is accessed by the A96 trunk road which runs between Aberdeen and Inverness. There is also a railway line between those two cities. Elgin has a population of approximately 23,128 (2011 Census) and is the regional town for Moray, population 92,910 (2012 NRS).

As the administrative centre of Moray, Elgin houses the HQ offices of Moray Council. Elgin is also the regional retailing centre and an important centre for education, tourism, agricultural industries, the general service sector, healthcare, food & drink and the textile and distilling industries.

The town lies in the heart of the world famous Speyside Whisky country and together with ready access to the Cairngorm National Park and Malt Whisky Trail ensures Elgin is a popular tourist destination.

The property is prominently positioned on Chanonry Road South within the popular Chanonry Industrial Estate to the east of Elgin city centre with easy accessibility to the main A96 trunk road.

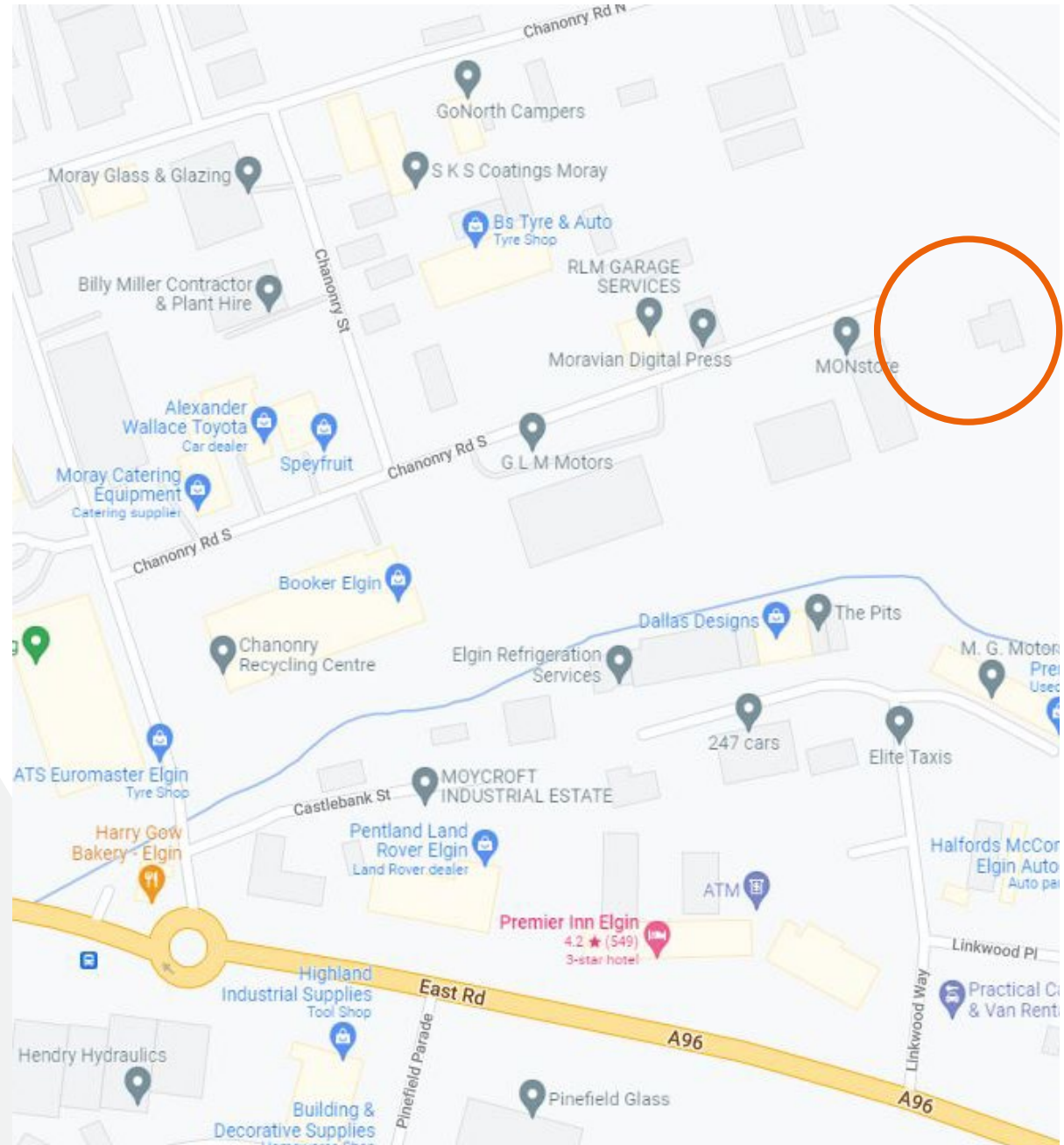
DESCRIPTION

The subjects comprise an impressive executive office on the first floor within a modern 2-storey business centre offering premium serviced office suites. The first floor is served by a common staircase as well as a passenger lift so the offices are fully DDA compliant. The offices provide modern contemporary space which would suit a variety of businesses and have the benefit of access to a large private meeting room. Toilet facilities including disabled provision, a shower room and kitchen facilities are located within the common areas of the building.

SPECIFICATION

The executive office is available "To Let" on all-inclusive terms including the following:-

- Electricity & Air Source Heating/Ventilation
- High Speed Internet
- Secure Entry System (24/7 access)
- Cleaning and Maintenance of Common Areas
- Access to cleaned and maintained Large Private Meeting Room (available at separate rate)
- On-site Car Parking
- Optional Phone Service





EXECUTIVE OFFICE



EXECUTIVE OFFICE



GROUND FLOOR RECEPTION AREA



COMMON KITCHEN

FLOOR AREA

The executive office extends to approximately 26 m² (280 ft²).

BUSINESS RATES

The office is listed in the current Valuation Roll with an NAV/RV of: £9,900. The office qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

EPC

Details available on request.

RENTAL

The executive office is available "To Let" on all-inclusive lease terms for a period to be agreed at a rental of £11,940 per annum, exclusive of VAT. (£995 per calendar month).

ENTRY

Early entry is available by mutual agreement.

VAT

VAT will apply to any transaction.

COSTS

The new tenant will be liable for their own legal costs, LBTT, Registration Dues and any VAT (where applicable).



LANDING AREA

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

Shepherd Chartered Surveyors, Mulberry House, 39/41 Harbour Road, Inverness, IV1 1UA

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