

# TO LET

## NEW BUILD INDUSTRIAL UNIT WITH OFFICES & YARD

Standalone Workshop Building with 2-  
storey Offices + Mezzanine

Approx. Floor Areas:

Workshop: 436.5 m<sup>2</sup> (4,699 ft<sup>2</sup>)

2-Storey Offices: 202 m<sup>2</sup> (2,172 ft<sup>2</sup>)

Mezzanine: 82.60 m<sup>2</sup> (889 ft<sup>2</sup>)

Site Area: 1.02 Acres  
(low site coverage of 17.5%)

On-Site Car Parking  
with Secure Yard

Rent: £90,000 Per Annum

Immediate Entry

May Suit Various Uses



WHAT 3 WORDS



VIDEO TOUR

## 8 COXTON PARK, ELGIN BUSINESS PARK, IV30 8AZ

Contact: Neil Calder | [n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk) | 07551 173667  
Linda Cameron | [linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk) | 07789 004260  
[www.shepherd.co.uk](http://www.shepherd.co.uk)





### LOCATION

Elgin is the main administrative and commercial centre for the region of Moray in the northeast of Scotland.

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 road via the A96 trunk road which runs between Aberdeen and Inverness. There is also a railway line between those two cities and the town is on a regular bus route. Elgin has a population of approximately 23,128 (2011 Census) and is the regional town for Moray, population 92,910 (2012 NRS).

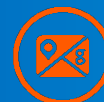
As the administrative centre of Moray, Elgin houses the headquarter offices of Moray Council. Elgin is also the regional retailing centre and an important centre for education, tourism, agricultural industries, the general service sector, healthcare, food & drink and the textile and distilling industries.

The property is located within Elgin Business Park which is a new development located on the eastern periphery of Elgin. The first phase (50 acres) of the 125-acre development commenced in 2018. The site has been developed with enabling/infrastructure support from Highlands and Islands Enterprise.

There are several businesses already located within the business park development with most of the land already sold to owner occupiers. A newly built Travelodge hotel, Starbucks and Shell Petrol Filling Station are located at the entrance to the business park. The development provides a variety of uses including hospitality, retail, office, warehousing and industrial premises. Other occupiers within the park include Autoglass and M&H Carriers.

The subjects are well placed within the business park and enjoy easy linkage to the recently improved new road infrastructure on the main A96 trunk road.

**NEW BUILD INDUSTRIAL UNIT WITH EXTENSIVE YARD**  
**ELGIN BUSINESS PARK**



FIND ON GOOGLE MAPS





### DESCRIPTION

The subjects comprise a new build detached industrial unit with a 2-storey office section plus mezzanine level within a site providing car parking plus extensive secure yard. The building is of conventional steel portal frame construction built to an eaves height of 6.4m. The walls are clad with composite profile metal panels, incorporating translucent panels to the upper wall sections. The roof is of a low pitch design and is finished with insulated profile metal panels.

This building has 2 electrically operated vehicle access roller shutter doors. The largest door (4.30 wide x 3.80 high) is centrally positioned on the rear gable with the second door (3.60m wide x 3.80m high) positioned on the westernmost elevation.

The front section of the building provides 2-storey office and storage accommodation which incorporates staff welfare areas. The specification includes concrete floors finished with carpets/vinyl. The ceiling areas are largely open to the underside of the first floor and roof sections. The entrance to the offices is set within a glazed foyer. Windows are of double-glazed powder coated aluminium design. Lighting comprises low energy suspended fittings of mixed design.

The workshop section is inter-connected to the rear of the office section and provides clear span accommodation. The floors are of polished concrete construction and there is high bay LED lighting together with a 5-tonne travelling gantry crane installation. There are space heating and dust extraction systems. There is also a first floor, mezzanine storage section accessed via a stairwell from the warehouse.

The total site area extends to circa 1.02 acres with the building positioned in the northeastern corner of the site (17.5% site coverage). There is block paved surfaced car parking bays to the front of the site. Behind this, there is an enclosed secure yard with perimeter fencing. Part of the yard has been surfaced with a concrete apron and the remaining areas will have a hardcore finish.



## FLOOR AREA

Area	Accommodation	m <sup>2</sup>	ft <sup>2</sup>
GF - Office	Entrance Foyer, Reception, Open Plan Office, Meeting Room, Staff Kitchen plus Toilets	147.82	1,591
FF - Office	Open Plan Office plus 2 Cellular Offices	53.96	581
GF- Workshop	Open Plan Workshop	436.56	4,699
FF- Mezzanine	Storage, Plant Room,	82.60	889
<b>Total</b>		<b>720.94</b>	<b>7,760</b>

## EPC

EPC Rating: "B". Documentation available on request.

## RATEABLE VALUE

The property is currently listed on the Assessor's portal with a NAV/RV of: £65,500.

## PLANNING

Classes 4 (Business), 5 (General Industrial) & 6 (Storage or Distribution) Consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

## LEASE TERMS

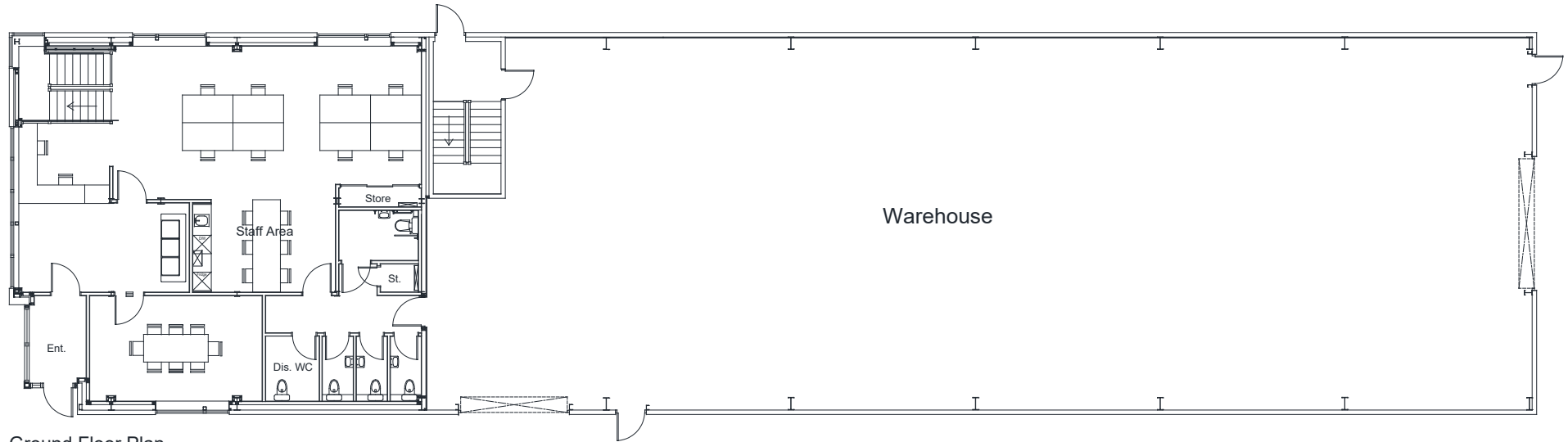
The property is available "To Let" on new full repairing and insuring lease terms for a period to be agreed. Rental offers over £90,000 per annum, exclusive of VAT are sought.

## VAT

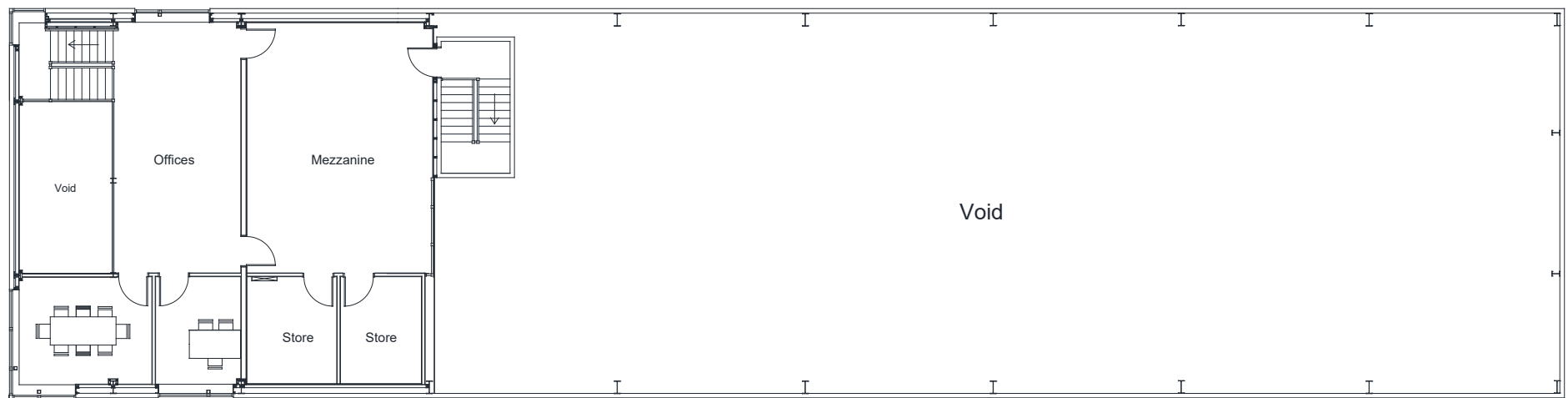
The property is elected for the purposes of VAT. VAT will apply to any transaction.

## LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in any transaction. In the normal manner, the incoming tenant will be responsible for LBTT, Registration Dues and VAT thereon.



Ground Floor Plan



First Floor Plan



## Get in Touch

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



**Neil Calder**

[n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk)



**Linda Cameron**

[linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk)

**Shepherd Chartered Surveyors**

Mulberry House, 39/41 Harbour Road,  
Inverness, IV1 1UA t: 01463 712239



### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[www.shepherd.co.uk](http://www.shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: February 2025