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FOR SALE

Large Warehouse with Offices and Secure Yard



MOYCROFT HOUSE
MOYCROFT ROAD
ELGIN, MORAY, IV30 1XZ

GIA: 4,478 m² (48,203 ft²)
Site Area: 1.058 hectares (2.61 acres)

- Suitable for Industrial/Warehouse or Fabrication/Engineering Use
- 10 m Eaves
- Easy Access onto A96
- Secure Yard and Dedicated Car Parking

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

Dundee
01382 227900

Inverness
01463 717202



Location

The subjects are located within Moycroft Industrial Estate, an established industrial estate situated to the east of Elgin city centre and accessed from the main A96 Aberdeen to Inverness trunk road. More specifically, the subjects are located on the west side of Moycroft Road, only a short distance from the A96 to the south.

As the administrative centre of Moray, Elgin houses the headquarter offices of Moray Council. Elgin is also a regional retailing centre and an important centre for education, tourism, agricultural industries, general retailing, health care, textile and distilling industries. RAF Lossiemouth is located approximately 5 miles to the north. Elgin has a population of approximately 20,000 and a wider regional catchment of around 50,000. The town is situated approximately 66 miles northwest of Aberdeen and 39 miles east of Inverness linked by the A96 and has good rail links to both cities.

The surrounding area is primarily industrial in nature. Nearby occupiers include J Gordon Williamson Limited, Ravenhill Farm Services, Moray Council and ATS Euromaster.

Description

The subjects comprise a large detached industrial unit with ancillary offices and yard set within a site of approximately 1.058 hectares (2.61 acres). The industrial building comprises 3 interconnecting warehouses located predominantly in the centre of the site. The warehouses are of substantial steel portal frame construction with internal eaves heights ranging from 8 metres to 10 metres approximately. The warehouses benefit from solid concrete floors throughout and blockwork walls to dado height clad in double skin corrugated asbestos sheets thereafter. The roofs are pitched and also clad in corrugated asbestos sheets incorporating approximately 10% translucent panels. Artificial lighting is provided by a combination of highbay sodium lamps and suspended fluorescent fitments.

A staff canteen is located within the warehouse adjacent to the office, with a mezzanine office and archive store above. Both of these areas can be accessed from either the warehouse or the office.

Vehicular access to the warehouses is provided by a number of high bay roller shutter doors and sliding doors with pedestrian access either via single person entrances directly from the yard or the office block to the front.



To the front (east) of the warehouse buildings is a 2-storey office building of block construction under a steel portal frame pitched roof clad in profile metal sheets. Internally the offices provide a combination of open plan and cellular accommodation. Reception, wc and kitchen/tea preparation facilities are provided over both ground and first floors. Meeting rooms and a printing area are also provided.

Natural light is provided by way of a combination of PVC and timber framed windows with artificial light provided by a combination of surface mounted Category 2 and fluorescent fitments. The walls are painted plasterboard and floors are generally laid in timber effect laminate flooring. Heating is provided predominantly by wall mounted oil fired radiators. It is our understanding that the subjects will be sold to include the offices approximately 80% furnished.

Externally the subjects benefit from a surfaced yard area which is secured by perimeter fencing with gated access to Moycroft Road. Dedicated parking is provided directly to the east of the office building. The external yard areas and warehouses benefit from a fully wired CCTV system which we understand will be included as part of any sale.

Services

We understand the property benefits from mains supplies water and electricity (3-phase) with drainage being to the main sewer.

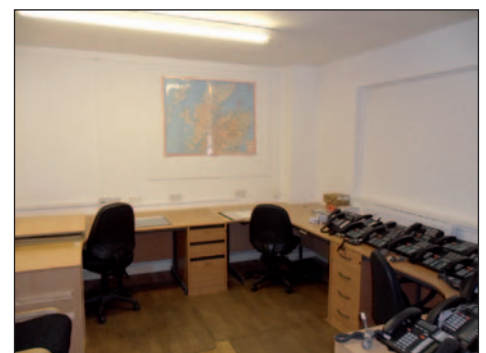
Accommodation

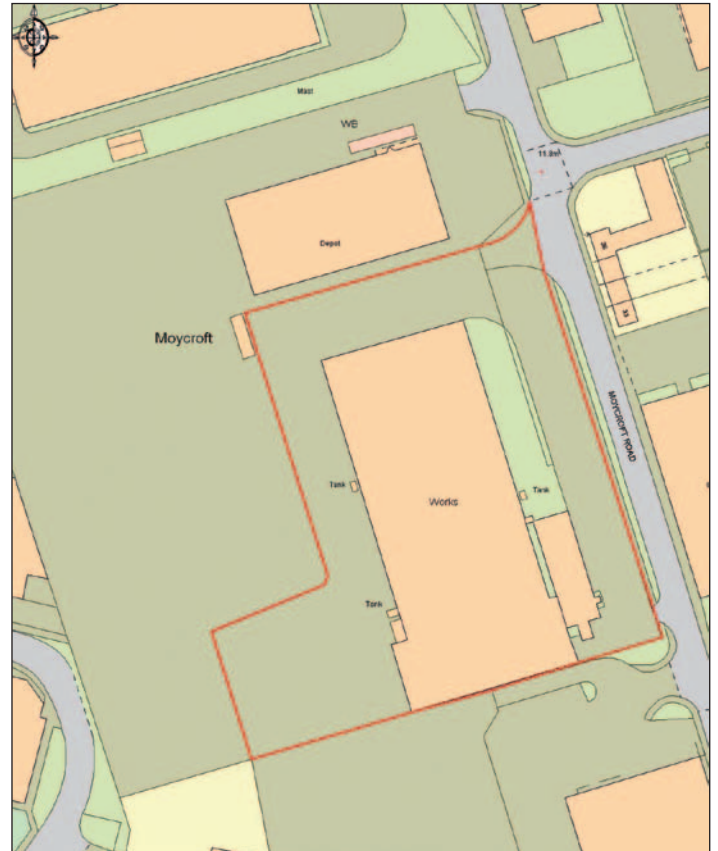
We have undertaken a full measured inspection of the subjects in accordance with the RICS Code of Measuring Practice (6th Edition). From this we estimate the gross internal area of the accommodation to be:-

Description	m ²	ft ²
Warehouse 1	1,599	17,211
Warehouse 2	1,522	16,383
Warehouse 3	843	9,074
Office	514	5,535
Total:	4,478	48,203
Yard (inc. office parking)	5,930 m²	7,092 yds²

Site Area

We estimate the total site area to extend to 1.058 hectares (2.61 acres).





Rating

The subject property is currently entered in the Valuation Roll with a combined Rateable Value of £127,900.

The Uniform Business Rate for the 2013/2014 financial year is 47.1 pence for subjects with a Rateable Value above £35,000. Water and Sewerage charges are separately levied and are available upon request from Scottish Water.

Any new occupier/owner will have the opportunity to appeal the current Rateable Value.

Planning

The subjects are covered by the Moray Local Plan which was adopted in November 2008. This indicates that the subjects are zoned within an area designated for "Industrial" use.

Opportunity

Our client wishes to dispose of their outright ownership interest in the premises. Offers over £950,000, exclusive of VAT are invited

VAT/ Stamp duty

Unless otherwise stated, all prices, premiums and rents quoted are exclusive of Value Added Tax (VAT). Any prospective purchaser must satisfy themselves as to the incidence of VAT. Any purchaser will also be liable to pay any stamp duty and registration dues that may apply.

Viewing and Further Information

For further information and to arrange a viewing please contact the sole selling agent:-

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