

# TO LET

LAND FOR OPEN STORAGE

EASY ACCESS TO A96 TRUNK ROAD

AVAILABLE AS A WHOLE  
OR IN SEPARATE LOTS

SITE 4: 1.02 ACRES  
SITE 5: 1.14 ACRES  
TOTAL: 2.16 ACRES

SUITABLE FOR VARIOUS USES, STP

POPULAR BUSINESS PARK

RENTAL ON APPLICATION



GOOGLE MAPS



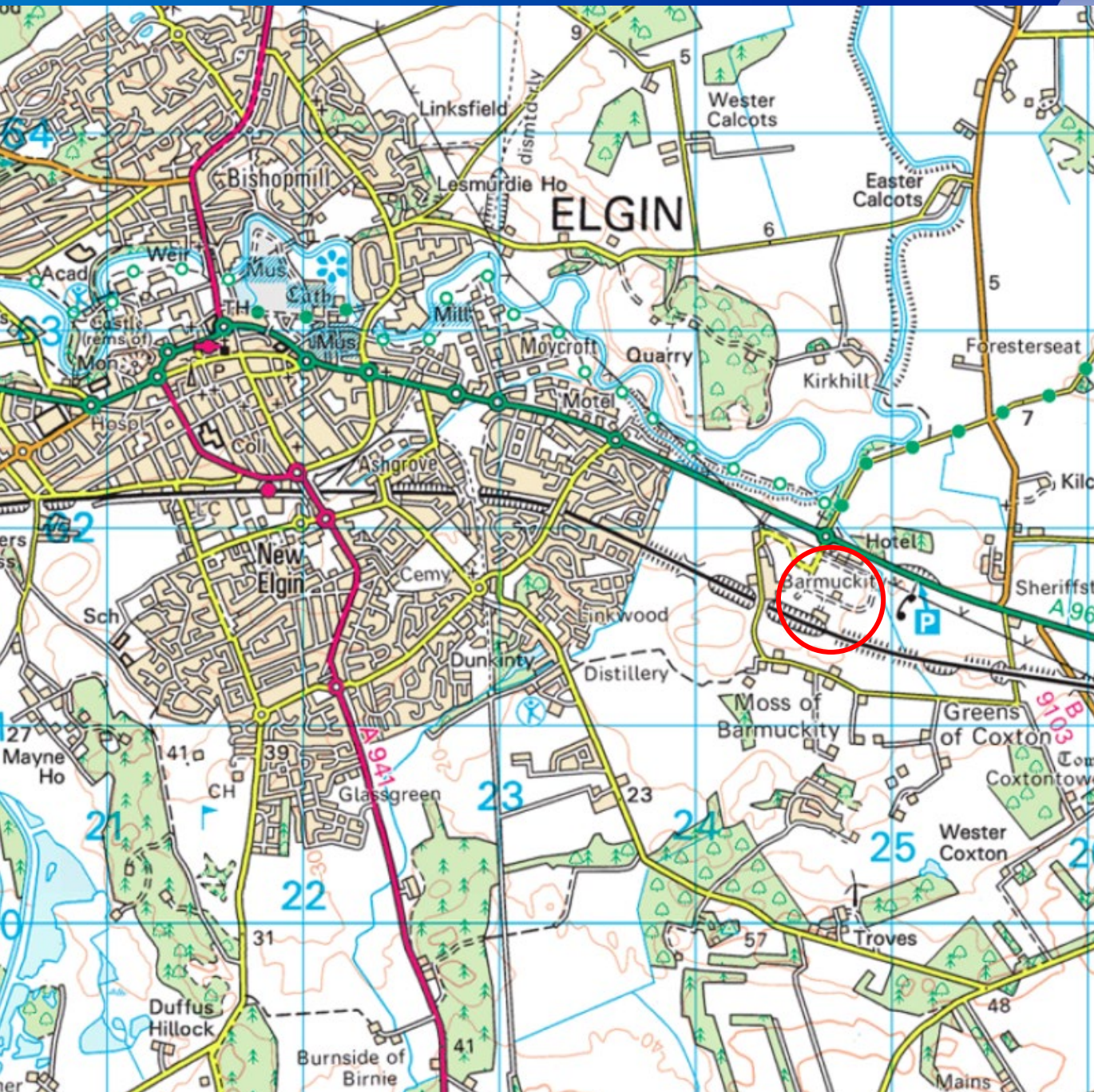
WHAT 3 WORDS

## SITES 4 & 5, ELGIN BUSINESS PARK, IV30 8AZ

Contact: Neil Calder | [n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk) | 07551 173667  
Reece Henderson | [r.henderson@shepherd.co.uk](mailto:r.henderson@shepherd.co.uk) | 07880 474810  
[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 Forbes, 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.





### DESCRIPTION

The subjects comprise an extensive parcel of land extending to approximately 2 acres. The land is zoned for industrial development and is available to let for open storage or secure yard accommodation. The sites are available individually or as a whole. Early entry is available.

### SITE AREAS

Ref.	Acres	M <sup>2</sup>
Site 4	1.02	4,128
Site 5	1.14	4,614
Total	2.16	8,742

### SERVICES

Mains services including electricity, water and drainage are available.

### RATEABLE VALUE

The subject will require to be assessed for rating purposes on occupation.

### LEASE TERMS

The property is available "To Let" on flexible lease terms for a period to be agreed. Rent on application.

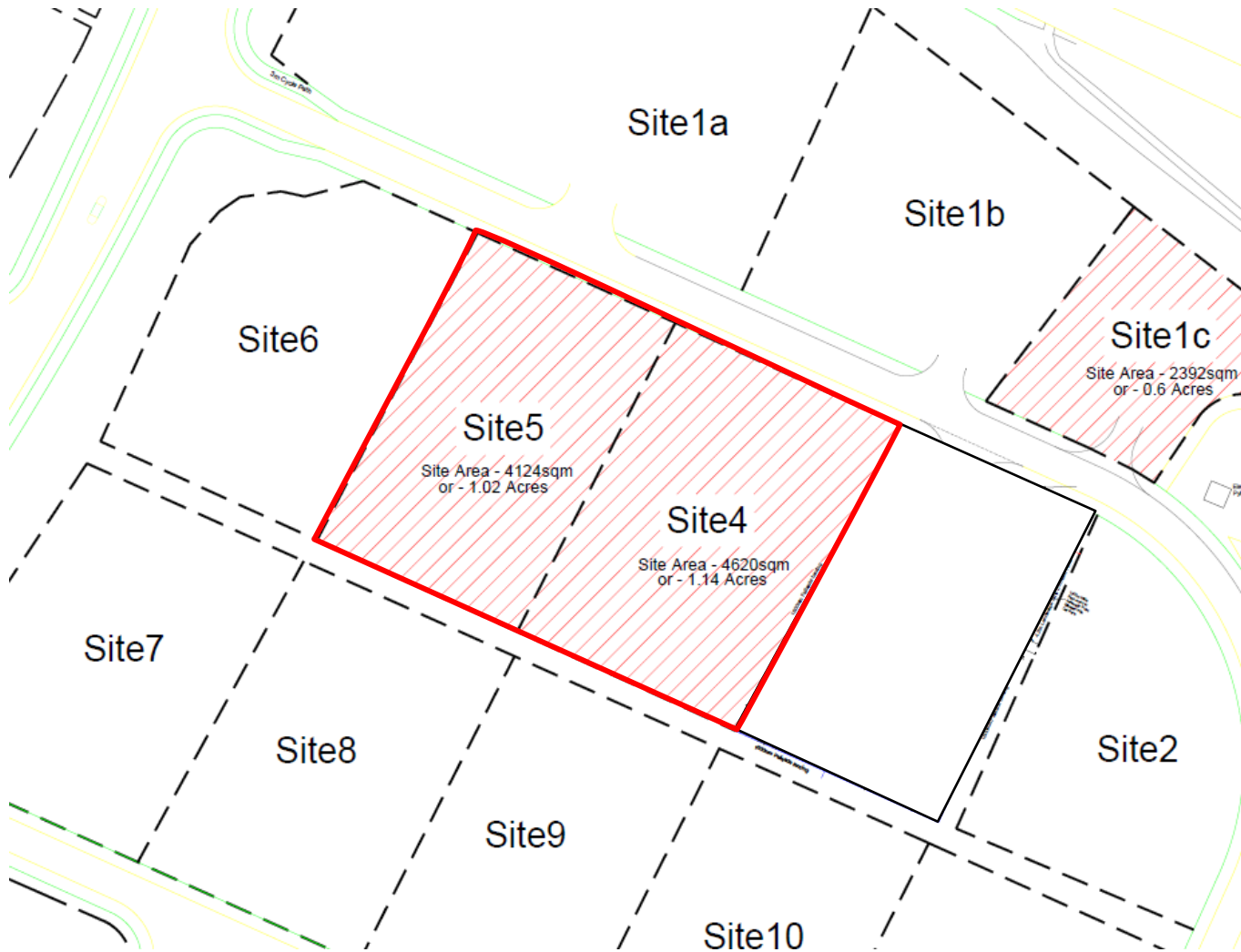
### VAT

Any figures are quoted exclusive of VAT.

### 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.





## 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)



**Reece Henderson**

[r.henderson@shepherd.co.uk](mailto:r.henderson@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: October 2025

