

**TO LET /  
MAY SELL**

**GENERAL INDUSTRIAL  
WAREHOUSE  
TRADE COUNTER**

FULLY REFURBISHED INDUSTRIAL  
UNIT WITH ATTACHED OFFICE

WAREHOUSE: 675 M<sup>2</sup> (7,269 FT<sup>2</sup>)  
OFFICE: 105 M<sup>2</sup> (1,129 FT<sup>2</sup>)  
TOTAL: 780 M<sup>2</sup> (8,398 FT<sup>2</sup>)

EASY ACCESS TO A96

LARGE SURFACED YARD  
CIRCA 1.41 ACRES

MAY SUIT VARIOUS USES, STP

IMMEDIATE ENTRY AVAILABLE

RENT: £69,500 PER ANNUM

SALE PRICE: ON APPLICATION



**9 LINKWOOD PLACE, ELGIN, IV30 1HZ**

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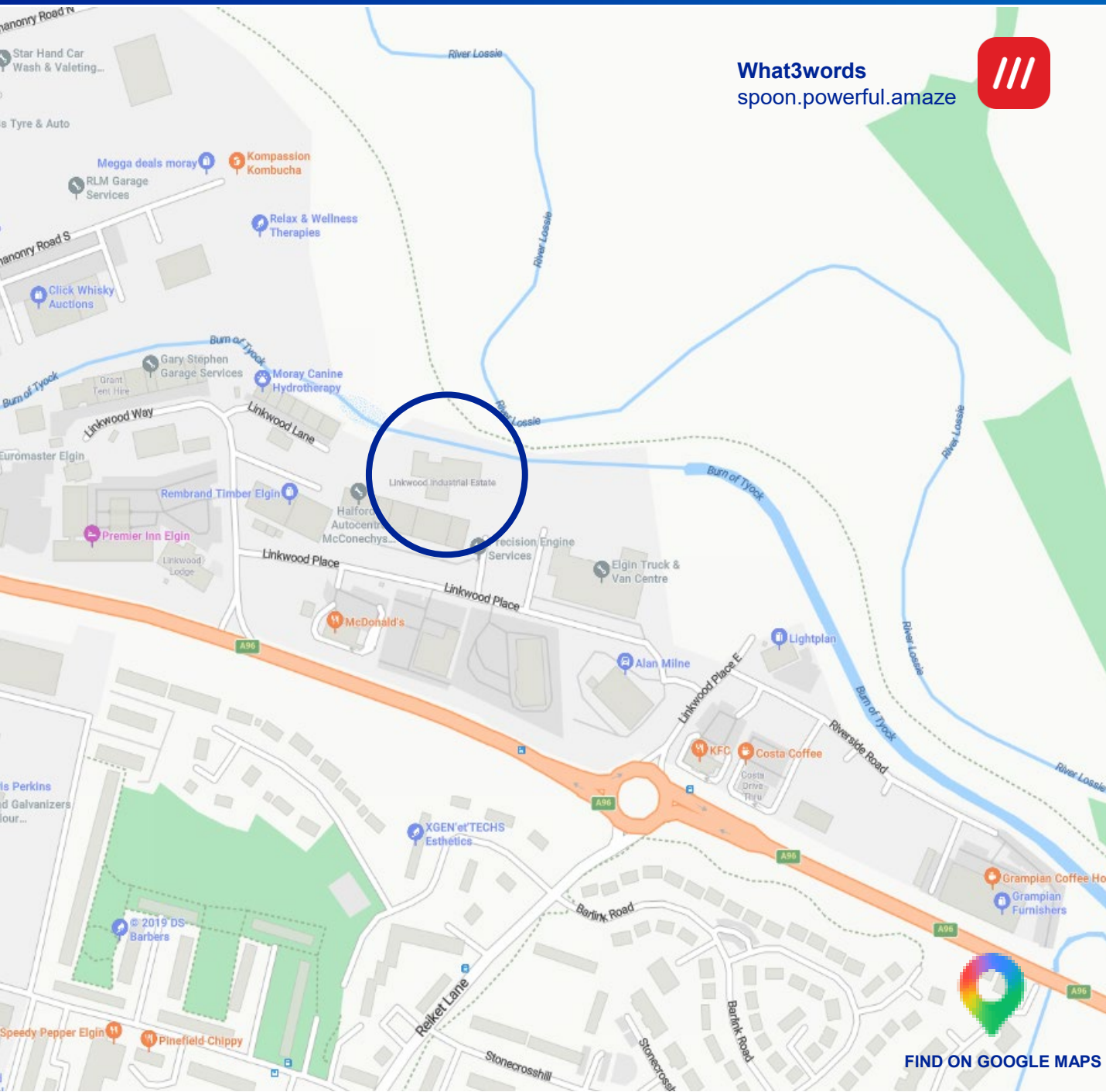
VIDEO TOUR



[www.g-s.co.uk](http://www.g-s.co.uk)



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



What3words  
spoon.powerful.amaze



## LOCATION

Elgin is the main administrative and commercial centre for the region of Moray in the northeast of Scotland. The town lies approximately 38 miles to the northeast of Inverness and 66 miles northwest of Aberdeen.

RAF Lossiemouth, one of the RAF's largest bases, is also located nearby and contributes significantly to the local economy. The MoD is a major employer and spends more than £2bn a year in Scotland.

The subjects are situated within the Linkwood Industrial Estate which is located 2 miles to the northeast of Elgin town centre. The property connects easily to the main A96 trunk road which links Inverness to Aberdeen.

Neighbouring occupiers include; MacDonalDs, Halfords Auto Centre, Renault, Vauxhall, Peugeot and Elgin Truck and Van Centre.

## DESCRIPTION

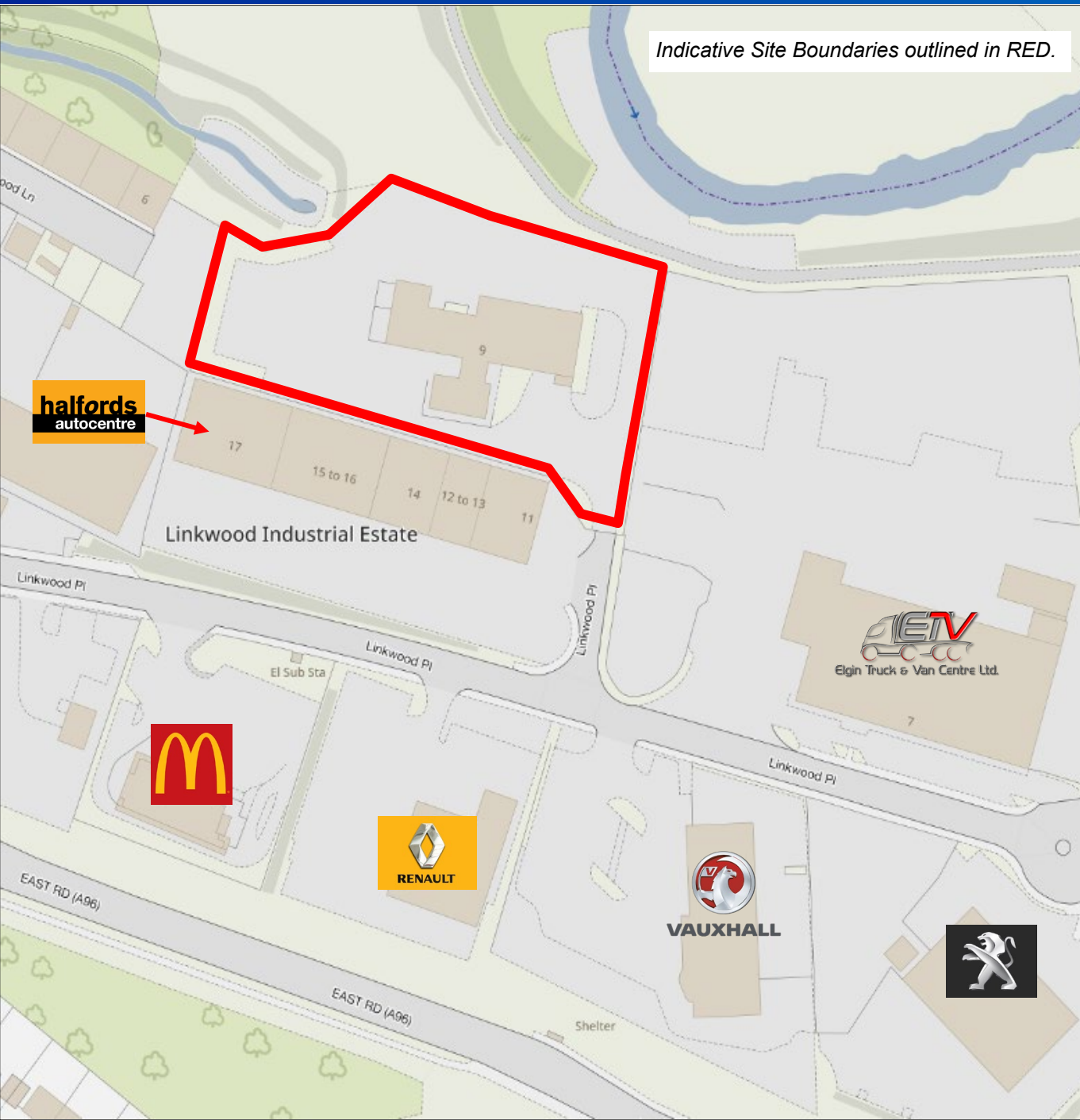
The subjects comprises a fully refurbished industrial unit of steel portal frame construction clad with profile metal sheeting under a pitched roof also clad with profile metal sheets. The main building provides mainly open span space with a high eaves height of approximately 6.25 metres.

There is an attached office building of masonry construction under a pitched roof clad with profile metal sheets, also fully refurbished. The accommodation comprises 4 office rooms plus staff ancillary facilities including toilets and a kitchen/staff break out room.

The buildings sit within a large yard extending to a total area of approximately 1.41 acres. The yard area is largely surfaced in concrete and provides ample on-site car parking and external yard/storage areas.

The overall site is bounded by steel palisade security fencing incorporating double entrance gates.

FIND ON GOOGLE MAPS



### FLOOR AREA

The property extends to the undernoted gross internal floor area:

Accommodation	M <sup>2</sup>	FT <sup>2</sup>
Industrial Unit	675	7,269
Office Building	105	1,129
<b>Total:</b>	<b>780</b>	<b>8,398</b>

### RATEABLE VALUE

The premises are under reconstruction and are therefore not currently listed on the Scottish Assessor's portal. The property will require to be reassessed for business rates on completion and occupation.

### EPC

The property will be reassessed for energy performance upon completion of the redevelopment works.

### PLANNING

The property would suit general industrial uses. There may be potential for a range of other opportunities including cash and carry, trade-counter, showroom or retail, subject to planning. Please contact the marketing agents to discuss any proposals.

### LEASE

The property is available "To Let" on FRI lease terms for a period to be agreed. A rental of £69,500 per annum, exclusive of VAT is sought..

### SALE

Our client may consider a sale of the property. Price on Application.

### ENTRY

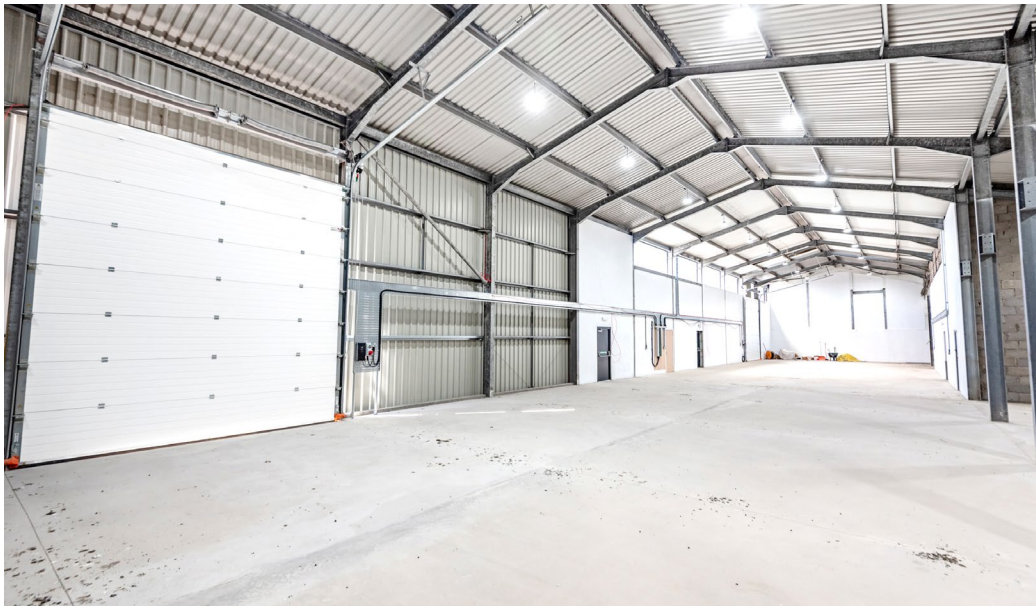
Immediate entry is available on conclusion of Missives.

### LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. The incoming occupier will be responsible for LBTT, Registration Dues and VAT thereon.

### VAT

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









## Get in Touch

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

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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.

The agents 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 either J & E Shepherd or Graham & Sibbald 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: June 2026