



CCL



Situated to the east of Elgin, the commercial and industrial centre for Morayshire, there is the opportunity to lease excellent office accommodation at 4 Linkwork Place in Elgin. It's the most central location on the A96 with it being 66 north west of Aberdeen and 38 miles east of Inverness. Elgin has a population of around 30,000 people and a large catchment area approaching 100,000. This area is well placed for local shops, schools, retail parks, city centre, vehicular and commuter bus routes connecting to all parts of Elgin. The office premises occupy the upper floor of the Alan Milne Car showroom and benefit from a private secure entrance.

- LEASEHOLD
- APPROXIMATELY 136 SQ M (1465 SQ FT)
- SECURE PARKING
- RENT £30,000 PER ANNUM
- HIGH SPEC OFFICE ACCOMMODATION
- 5 / 6 OFFICES
- JUST OFF A96 TRUNK ROAD



T: 01343 610520



CCL

www.cclproperty.com

4 Alan Milne Motors | Linkwood Place | Elgin | Moray | IV30 1HZ

£30,000

Property

The offices are situated on the first floor above Alan Milne car showroom, with their own private external door leading to a staircase which gives access to the first floor. The offices are available to let and terms are by negotiation. In total there are 5 offices, a boardroom, staff canteen & toilets. Viewing is recommended to appreciate the accommodation on offer.

Office 1 – 5.5m x 4.64m [at widest]

Office 2 – 3.1m x 3.1m

Office 3 – 4.96m x 3.13m

Office 4 – 3.1m x 3.1m

Office 5 – 3.8m x 2.9m

Boardroom – 6.1m x 3.9m

LEASE TERM

The subjects are held on full repairing and insuring terms. Also, on flexible terms for a negotiable period.

RATES

Rates are £2,500 per annum, which are included within the price.

LEGAL COSTS

Tenant will be responsible for all legal costs incurred in the transaction.

ENTRY

Entry is available upon conclusion of all legalities.

VIEWING

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

External

There is dedicated secure parking available for approx. 10 cars



GROUND FLOOR
1748 sq.ft. (162.3 sq.m.) approx.



LINKWOOD PLACE - 4 LINKWOOD PL, ELGIN IV30 1HZ
TOTAL FLOOR AREA: 1748 sq.ft. (162.3 sq.m.) approx.
We warrant that the floor area shown on this plan is an approximate figure and does not constitute a guarantee of the accuracy of the floor area shown. The floor area shown on this plan is an approximate figure and does not constitute a guarantee of the accuracy of the floor area shown.

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62 High Street, Elgin, Moray, IV30 1BU

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.