

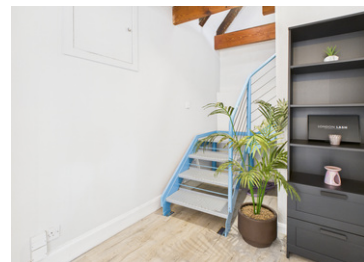


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- Prime High Street
- Bright Office Suites
- Flexible Workspace
- Historic Building
- Shared Facilities
- Excellent Transport Link
- £5,250 per annum

This attractive office and studio space at 50 High Street, Elgin, offers bright, flexible accommodation set across the second and mezzanine floors of a well-maintained historic building. Accessed via a private entrance through a shared close, the property comprises two spacious offices, a welcoming reception area, and an appealing mezzanine with exposed beams, creating a distinctive and professional environment. Shared kitchen and WC facilities are available, with efficient electric heating throughout. Positioned in the heart of Elgin—the capital of Moray—this charming workspace is ideally suited to a range of professional, creative, or health and beauty uses.



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50 High Street, Elgin, Morayshire, IV30 1BU

£5,250 Leasehold

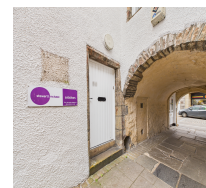
Situated on the bustling High Street in the heart of Elgin, this attractive office suite offers an ideal opportunity for businesses seeking bright, adaptable accommodation in a prime central location. Elgin is widely regarded as the capital of Moray and benefits from a full range of local amenities, including national retailers, independent shops, cafés, and restaurants. Excellent transport links serve the town, with a mainline railway station providing direct services to Aberdeen and Inverness, while the A96 trunk road allows convenient road connectivity across the region.

The property is accessed via a private entrance door leading through a shared close, giving access to the upper levels. Arranged across the second floor and mezzanine, the accommodation offers a flexible layout ideally suited to a variety of professional or studio uses, including consultancy services, creative industries, or health and beauty practices.

The second floor provides two generous office suites, measuring approximately **16.6 m²** and **9.6 m²**, each benefiting from excellent levels of natural light. A large, welcoming reception area links the spaces and offers a professional entrance point for clients. A feature staircase ascends to the mezzanine floor, which provides additional open-plan space with attractive exposed beams, creating a distinctive and pleasant working environment.

Set within the top floor of a historic building that has been exceptionally well maintained, the property combines character with practicality. Shared kitchen and WC facilities are provided, while electric heating ensures year-round comfort.

This bright and spacious suite represents a rare opportunity to secure quality office or studio space in an enviable High Street location, with flexibility to meet a wide range of business requirements. Early viewing is highly recommended.



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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 things 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.