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- **Modern office suite.**
- **Bright open-plan space.**
- **Separate side office.**
- **Staff area, kitchenette.**
- **Male, female toilets.**
- **Convenient commercial location.**

This modern single-storey office provides bright and flexible accommodation in a convenient commercial location at 2 Parade Spur North, Elgin. The main office extends to approximately 37.1m² and benefits from excellent natural light, with a large front window and main entrance, while a separate side office of around 8.4m² offers useful additional workspace. With staff facilities, a kitchenette, and separate male and female toilets, the property is well suited to a range of professional, administrative, or service-based uses.



T: 01343 610520



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Office Space, 2 Parade Spur North, Elgin, Moray, IV30 6AL

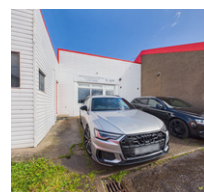
£25,000 Leasehold

Located within a modern single-storey building, this well-presented office offers flexible accommodation in a convenient and established commercial location on the outskirts of Elgin. The property is attached to a warehouse occupied by another business, creating a practical mixed-use environment well suited to a range of occupiers.

The main office provides bright and spacious accommodation extending to approximately 37.1m². Benefitting from a large front-facing window and main entrance door, the room enjoys excellent natural light and a welcoming outlook. A separate side office, extending to approximately 8.4m², offers useful additional workspace, ideal for private meetings, administration, or a small managerial office. To the rear are separate male and female toilets, together with a staff area and kitchenette, providing the essential support facilities for day-to-day operations.

The property is situated in Parade Spur North, a recognised commercial area in Elgin with good access to the town centre and surrounding arterial routes. The location is well placed for businesses requiring accessible office accommodation with nearby industrial and commercial occupiers, making it an attractive base for professional, administrative, or service-based uses.

The premises would suit a variety of potential occupiers, including office-based businesses, consultancy practices, trade support offices, or customer-facing operations seeking a practical and manageable workspace. The accommodation offers a straightforward layout with scope for efficient occupation in a sought-after commercial setting.



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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.