

SITES AVAILABLE – SUITABLE FOR A VARIETY OF USES

DEVELOPMENT LAND / OPEN STORAGE / INDUSTRIAL UNITS / DESIGN & BUILD OPPORTUNITIES

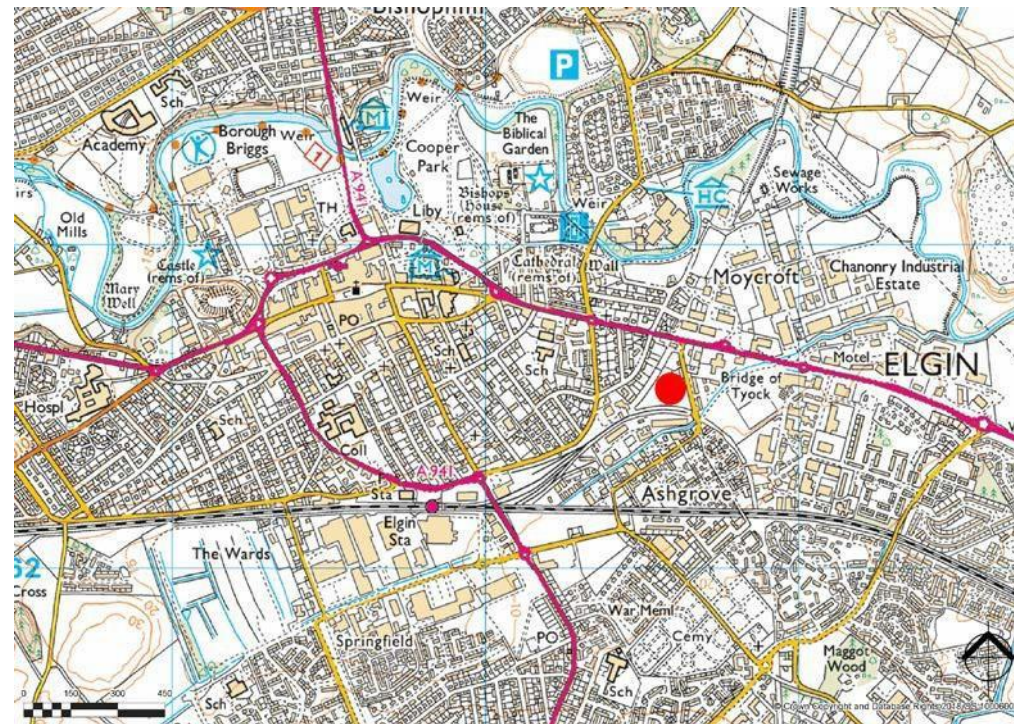


Ashgrove Road, Elgin, IV30 1UU

Prime sites available suitable for a wide range of potential uses



- Prominent location off A96
- Total area approximately 1.61 hectares / 4 acres
- Individual sites available
- Mixed use area suitable for a variety of uses
- Flexible options to suit occupier requirements
- New design and build packages available
- All enquiries invited



LOCATION

Elgin is the commercial and administrative centre for Moray and houses the Moray Council Headquarters. Elgin has a population of 23,128 and is a well-established retail centre serving the surrounding area which includes the nearby RAF Base.

The prominent site is located close to the centre of Elgin and lies parallel to the A96 trunk road which is the main thoroughfare through Elgin. This prime position in Elgin has excellent connections to the rest of Scotland with the A9 and A96 easily accessible. Train links connect the town to Aberdeen and Inverness with regular services every 2 hours. Inverness Airport is situated 32 miles from the site providing national and international links. The centre of Elgin is within walking distance of the site.

Surrounding properties comprise a mixture of industrial, residential and commercial uses with neighbouring occupiers including Burger King, Kwik Fit, IMO car wash and Moray Council.



DESCRIPTION

The site has a relatively flat topography and totals approximately 1.61 hectares (4 acres). The boundaries are a combination of security fencing and masonry walls.

Part of the site is currently leased to Arnold Clark. Planning permission has been submitted to create a second access off Ashgrove Road to allow maximum flexibility for future uses and development of the site.

PLANNING

The Moray Local Development Plan adopted in July 2015 designates this site as an Opportunity Site (OPP4) considered suitable for residential, industrial, or commercial uses. Retail use will also be considered where it does not impact on Elgin town centre.

DEVELOPMENT

Our clients anticipate developing the site based on a master plan of complimentary mixed uses which optimize this unique site.

Plans have been drawn up for the development of several new build industrial / trade counter units. A range of development options are available including full design and build packages and interested parties should note their interest with the letting agent.

STORAGE / YARD SPACE

In conjunction with the new access, the site is also well suited for use as storage or yard space. A variety of options are available to interested parties with the potential to provide tailored packages to meet individual occupiers' specific needs.

TERMS

To discuss your requirements and the opportunities available, please contact Graham + Sibbald.

VIEWINGS

By prior arrangement with the sole agents.



To arrange a viewing please contact:



Kenny McKenzie
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