TO LET
INDUSTRIAL UNIT

GRAHAM SIBBALD

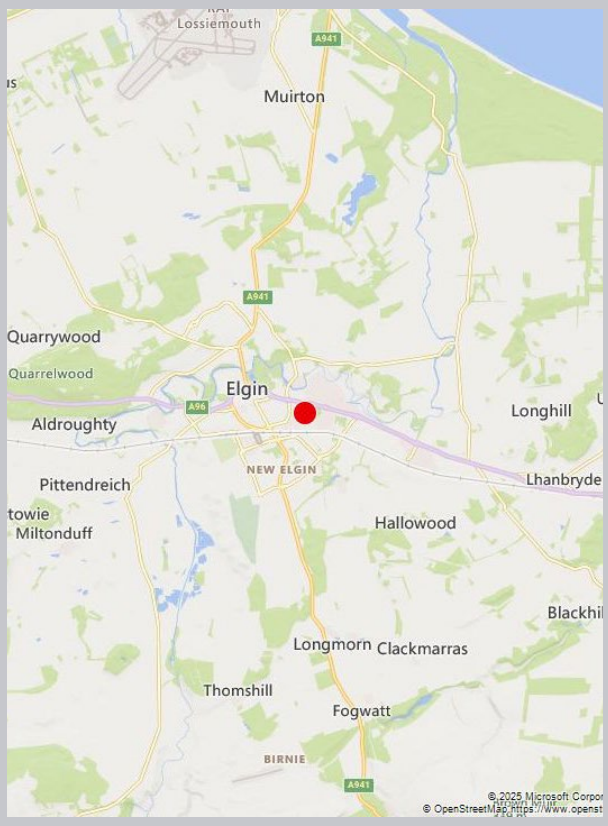


Unit 13, Linkwood Place, Elgin, IV30 1AZ

- GIA: 203.95 Sq.m / 2,195 Sq.ft or thereby
- New Full Repairing and Insuring lease
- Rental : £16,000 pa net of VAT
- Car Parking

LOCATION

The unit is located within Linkwood Place, which is a thriving commercial area of Elgin, Moray. Ideally positioned just off the A96—one of the main trunk roads linking Aberdeen and Inverness. The property benefits from excellent transport connectivity and visibility. The surrounding area is well established with a mix of commercial occupiers, including car dealerships, service centres, showrooms, and retail outlets, making it an attractive location for a wide range of business uses.



DESCRIPTION

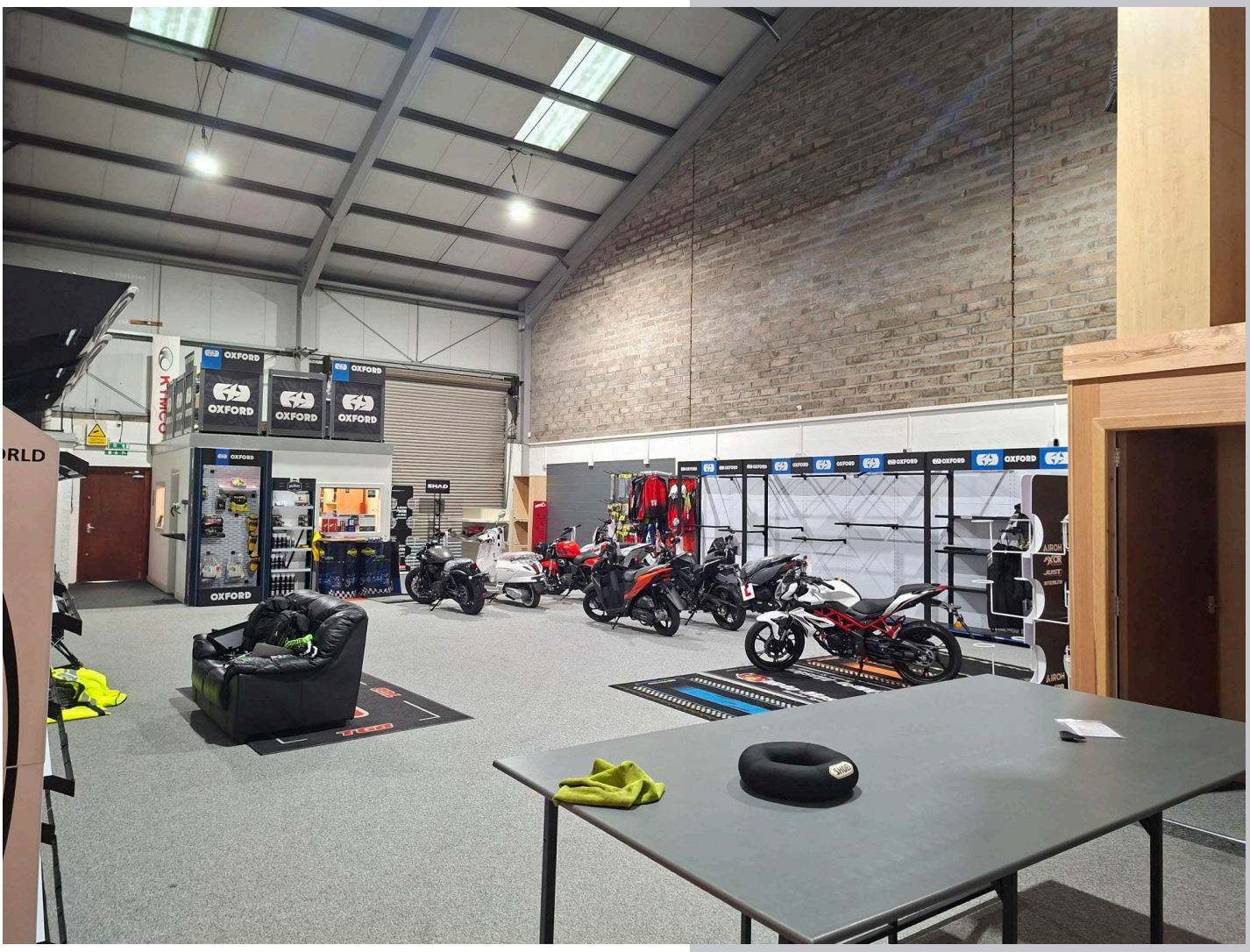
The unit consists of a single storey midterraced Industrial property with a 6m eave height. The unit also benefits from car parking and 4m wide roller shutter door.

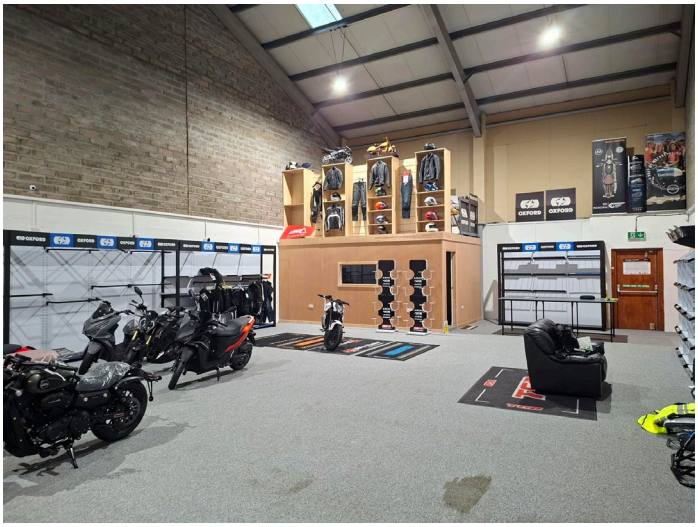
ACCOMMODATION

The Gross Internal Area (G.I.A.) of the unit is 203.95 Sq.m / 2,195 Sq.ft or thereby.

SERVICES

The property benefits from mains water and electricity, with drainage connected to the public sewer. Limited heating is provided by electric panel radiators located in the unit.







RENTAL

£16,000 per annum net of VAT payable quarterly in advance.

RATEABLE VALUE

The present Rateable Value is £16,750.

LEASE TERMS

The subjects are available on the basis of a new full repairing and insuring lease for a minimum of 5 years.

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs. Should LBTT or registration dues be applicable the tenant will be liable.

Any rents quoted are exclusive of VAT.

EPC

On application.

USE

The property would be suitable for Use Class 4, 5 & 6.

VIEWING

Graham + Sibbald
4 Ardross Street
Inverness
IV3 5NN

01463 236977

To arrange a viewing please contact:



ANDREW ROSE
Director
andrew.rose@g-s.co.uk
07789 075 209

HARRY BONE
Student Surveyor
07766 028129
Harry.bone@g-s.co.uk

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: November 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.