Moray Council

Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

8 Waterford Circle, Forres



Description

The property is located within the popular Waterford Industrial Estate, providing convenient access to the A96 trunk road linking Inverness and Aberdeen.

The property comprises a single storey, end terraced workshop/storage unit, accessed via a roller shutter door and separate pedestrian entrance. Internally, the accommodation provides a main workshop/storage area together with toilet facilities. Externally, the property benefits from an exclusive parking space to the front, along with a private yard extending to the side and rear of the unit.

The property extends to approximately 110 m² (1,184 ft²) on a Gross Internal Area basis. The adjoining yard extends to approximately 185 m² (1,991 ft²).

Rent

Offers over £12,500 per annum (plus VAT) payable monthly in advance will be considered.

Any party wishing to submit an offer should first note their interest. Full instructions on submitting an offer will subsequently be issued only to parties who have noted interest.

Lease Terms
The property is offered on the following main terms:-

Lease period – 6 year term with tenant only break option at third anniversary.

Rent – to be reviewed on a 3-yearly cycle.

Repairs/Maintenance – the tenant will accept the property in its current condition and will maintain it in that condition.

Buildings Insurance – the Council will arrange insurance for the property and recover the cost of that insurance from the tenant.

Fees – the Council's reasonable legal expenses in any lease will be recovered from the tenant.

Permitted uses – will be limited to uses within Use Classes 5 and 6 (refer to the Planning section below for more details) including light industrial, storage, distribution, workshop etc. Tenant/s may be permitted to install ancillary offices at their own expense.

Common Areas – the Council will maintain any common areas and services including car parking, accesses and street lighting.

Non Domestic Rates (NDR)
The property is currently entered in the Valuation Roll, effective from 1 April 2026, at a Rateable Value of £10,250.

Reliefs
Here is a link to the Council's Non Domestic Rates Team website where you can access information on NDR including the various potential reliefs available and on how to apply for any reliefs http://www.moray.gov.uk/moray_standard/page_2272.html

Your attention is directed in particular to the Scottish Government's Small Business Bonus Scheme, which is intended to assist small businesses - it is possible that you may be eligible rates relief up to 100%.

For further information contact Moray Council's Non Domestic Rates Team on 01343 563456, or alternatively email them on ndr-enq@moray.gov.uk

Energy Performance Certificate
The premises is unheated and therefore an Energy Performance Certificate will not be provided.

Planning
The property has planning consent for general industrial, storage and distribution uses as defined in Classes 5 and 6 of the Town and Country Planning Use Classes (Scotland) Order 1997. Any use out with these may be permitted subject to the tenant being responsible for obtaining any necessary statutory consents for their proposed use.

Further advice on Planning issues is available via this link:
http://www.moray.gov.uk/moray_standard/page_41734.html

You can also contact the Council's Planning Service at:

Development Management, Economic Growth and Development, Moray Council, PO Box 6760, IV30 9BX

Tel: 0300 1234561 Email: development.control@moray.gov.uk

Planning Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

Building Standards

Further advice on Building Standards issues is available via this link: http://www.moray.gov.uk/moray_standard/page_79069.html

You can also contact the Council's Building Standards Service via: Email: buildingstandards@moray.gov.uk Tel: 0300 1234561.

Building Standards Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

Further Details/Viewing

For further details or to arrange a viewing please complete the following form and Alannah Greig, the Graduate Estates Surveyor managing this property, will be in contact shortly. Alternatively you may call Alannah on 07815647297 or email alannah.greig@moray.gov.uk

All parties interested in submitting an offer should note their interest in writing to the Asset Manager (Commercial Buildings), Moray Council, Council Offices, High Street, Elgin, IV30 1BX or by e-mail estates@moray.gov.uk

It should be noted that the Council is not obliged to accept the highest or any offer.

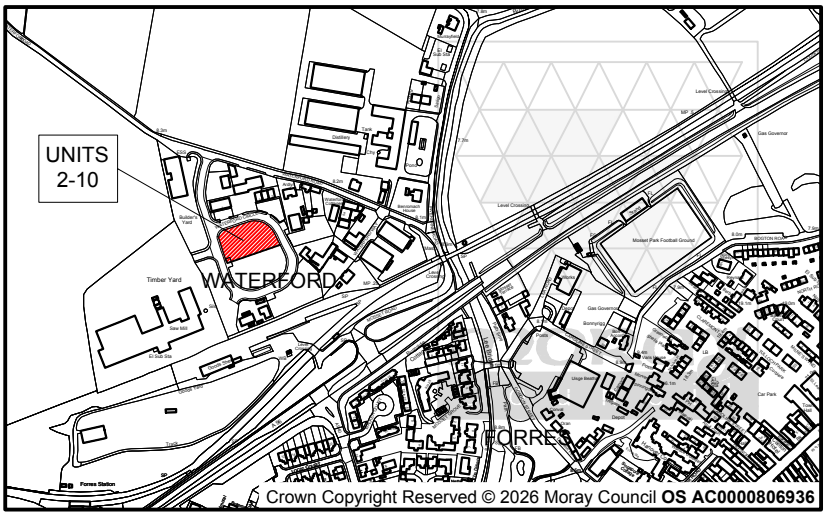
Data Protection

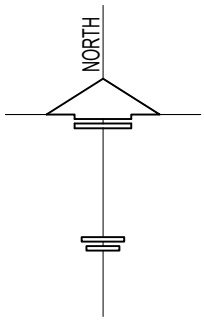
Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Lease process – link

Disclaimer

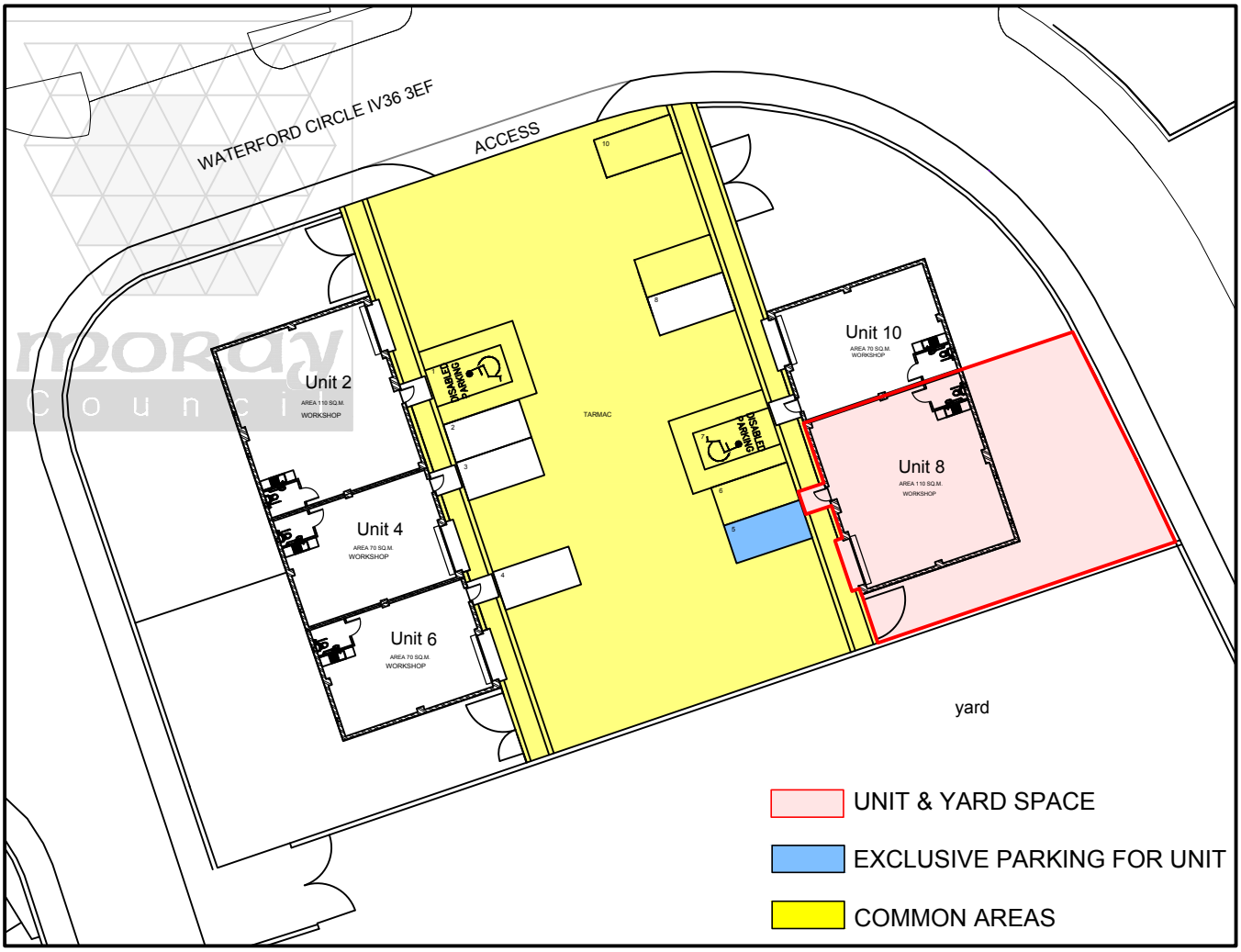
This information does not constitute a representation, warranty or offer and will not form part of any contract which may ensue. The information provided here is purely intended to give a fair and reasonable description of the subjects and prospective purchasers must satisfy themselves with regards to the accuracy of any statements contained in the above particulars.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.





LOCATION PLAN



Property For Let

Unit 8
Waterford Circle, Forres.

Property, Estates and Assets
Housing, Property & Communities

Contains OS data © Crown copyright [and database right] 2026
OS AC0000806936 Moray Council.
PROHIBITED FOR USE OF PLANNING APPLICATIONS.

Moray Council
Council Office, High Street, Elgin IV30 1BX
Telephone: 0300 1234566