

ELGIN BUSINESS PARK

An outstanding opportunity to grow your business

1, 3, 4 and 6 acre sites available

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Location

The park is to the east of Elgin, just off the A96 with the new roundabout giving quick and easy access to roads.

Elgin is the regional centre for Moray with a population over 23,000 and the catchment population in the region over 93,000.

The area has a strong long established local business presence with companies such as Walkers, Baxter's and Gordon McPhail.

The area is well known for its food and drinks production and more recently the R.A.F. base at Lossiemouth has been announced as an important and significant base in the UK.

To the west of Elgin is Forres with its HIE developed technology park.

Aberdeen is 66 miles away and Inverness is 38 miles away. Each of these cities have regional airports with connections nationally and internationally and can be easily reached by car or train from Elgin.

Elgin Business Park Availability

Sites are available from 1 acre upward. The plan shows indicative plots which can be altered to provide larger sites as required.

We offer occupiers' sites for sale/ lease or the possibility of a facility built to your specification.

The business park is over 50 acres and offers the opportunity for occupiers to expand their existing business or establish a new base in the area.

We don't impose any restrictions on uses that can be accommodated but they will have to be agreed with the local authority through their planning department.

Tenure

We can offer land feuhold or if required we can offer a ground lease option.



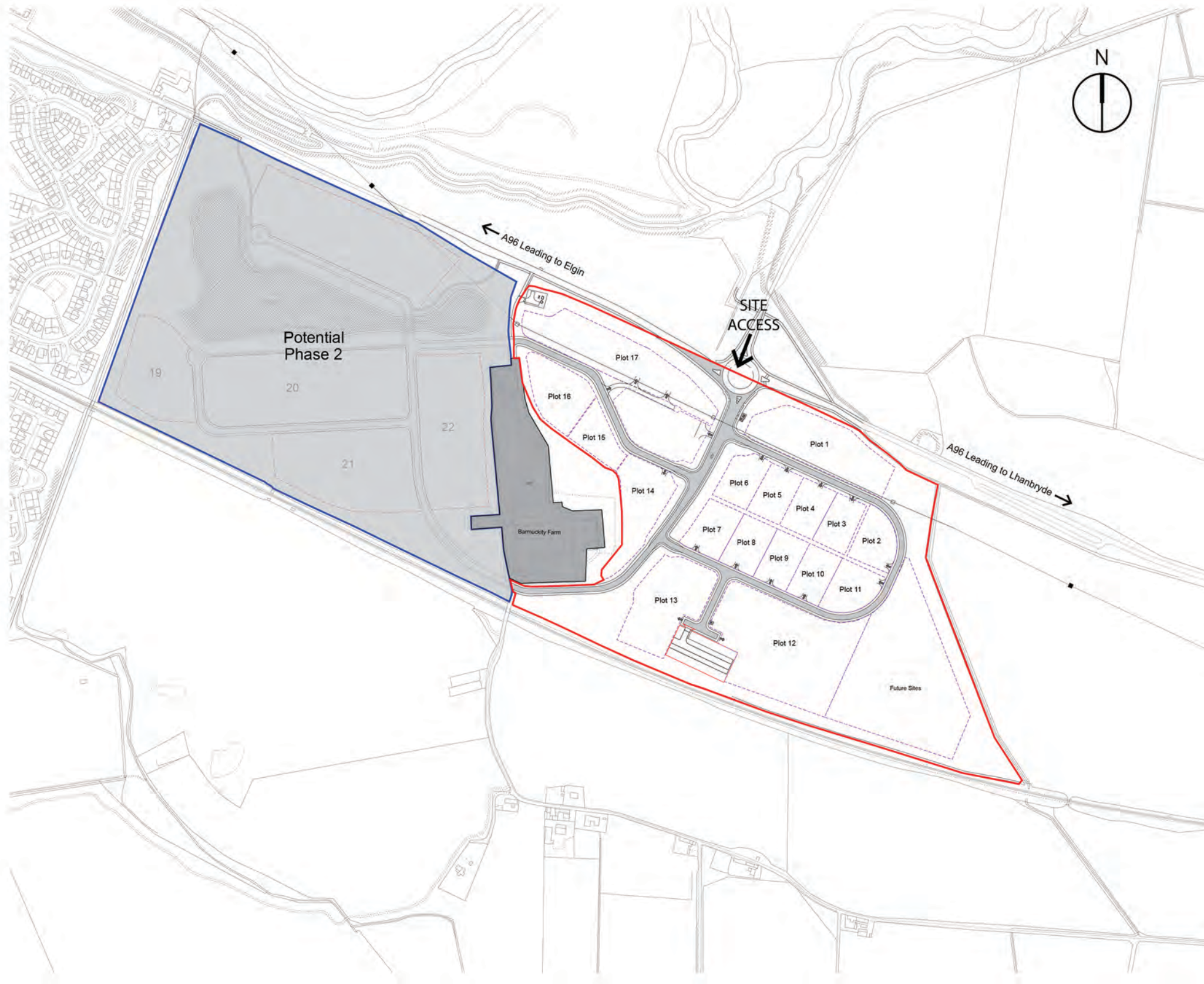
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Access

The main access to the site is located on the North/ East Boundary from a newly constructed roundabout on the A96. The construction of the new roundabout creates a significant link for transport to enter directly into the Business Park.

Serviced by good public transport links, the development has also created improved links to the cycle network and pedestrian footpaths promoting green methods of travel.

The main spine road into the development has been designed so that should the potential link road go ahead, this can also easily be connected to the Business Park.



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SPECIES		Dwg Ref	Spread	Height
SEMI MATURE FEATURE TREES				
Scots Pine (Pinus Sylvestrius)		SPE	5-10m	20m+
Himalayan Birch (Betula Utilis Jacquemontii)		HBI	5-10m	7-9m
HEAVY STANDARD FASTIGIATE TREE				
Pyramid Birch 'Betula pendula fastigiata'		PBI	3-5m	5-10m
Joseph Rock 'Sorbus Aucuparia'		JRO	3-5m	5-10m
HEAVY STANDARD TREES				
European Rowan 'Sorbus Aucuparia'		ERO	3-5m	4-10m
Southern European Flowering Ash 'Fraxinus Ornus'		SEF	3-5m	4-10m
STANDARD TREES				
Silver Birch 'Betula Pendula'		SBI	2-4m	3-4m
Cherry Blossom 'Prunus Serulla'		CBL	2-4m	3-4m
WOODLAND EDGE MIX				
Root size 30-45BR				
@ 1M Centres 10%				
Corylus Avellana (Red)				
Crataegus Monogyna				
Ilex Aquifolium				
Prunus Avium				
Prunus Spinosa				
Rosa Canina				
Sambucus Nigra				
SorbusAucuparia				
Ulex Euro Paeus (Edge)				
Viburnum Opus				
TALL SPECIMEN SHRUBS				
Amelanchier lamarkii				
Cornus alba 'Elegantissima'				
Rhus typhna				
Syringa microphylla 'Superba'				
MEDIUM SPECIMEN SHRUBS				
Buddleia alternifolia				
Pinus mugo				
Hydranged macrophylla				
Magnolia stellata				
Phormium 'Chocolate Dream'				
BULB PLANTING				
Crocus spp				
Galanthus nivalis 'Snow Drop' H				
yacinthoides non-scripta 'Blue Bell'				
GRASS SEED MIXES				
Sowing rate: 50 Grams per m2				
Cutting to: 20-40MM high maintenance				
areas 100MM low maintenance area				
Boston seeds 'BS Low maintenance				

Full detailed landscape drawings are available on requested from victoria@sremltd.co.uk



Silver Birch 'Betula Pendula'



European Rowan 'Sorbus Aucuparia'



Dwarf Mountainpine 'Pinus Mugo'

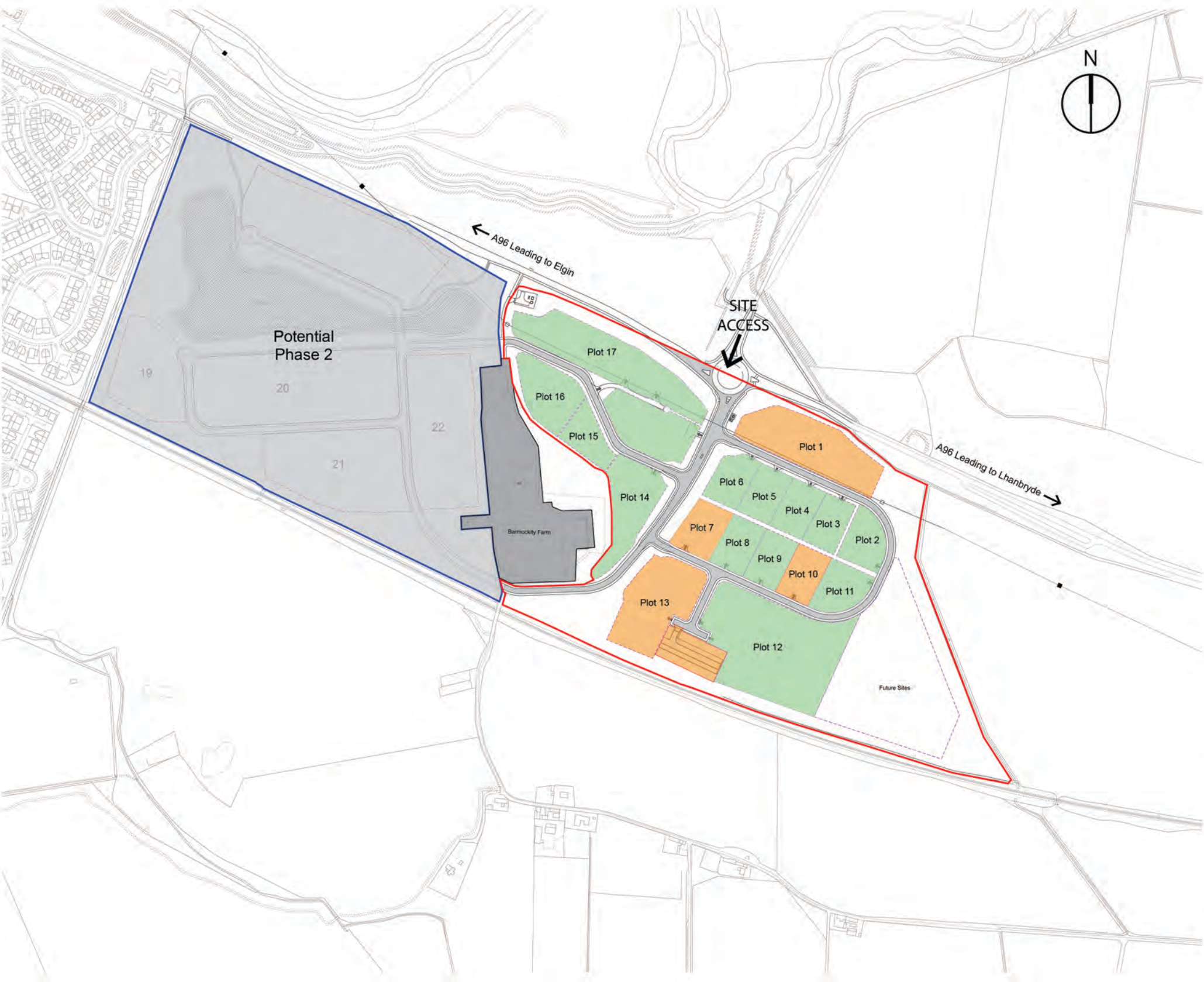


Swale Drainage example

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LEGEND

- Available
- Under Offer



- PLOT 1 - 3.3 acres
- PLOT 2 - 1.1 acres
- PLOT 3 - 1 acre
- PLOT 4 - 1 acre
- PLOT 5 - 1 acre
- PLOT 6 - 1 acre
- PLOT 7 - 1.1 acres
- PLOT 8 - 1 acre
- PLOT 9 - 1 acre
- PLOT 10 - 1 acre
- PLOT 11 - 1.1 acres
- PLOT 12 - 6.4 acres
- PLOT 13 - 3 acres
- PLOT 14 - 2.1 acres
- PLOT 15 - 1 acre
- PLOT 16 - 1.7 acres
- PLOT 17 - 3.9 acres

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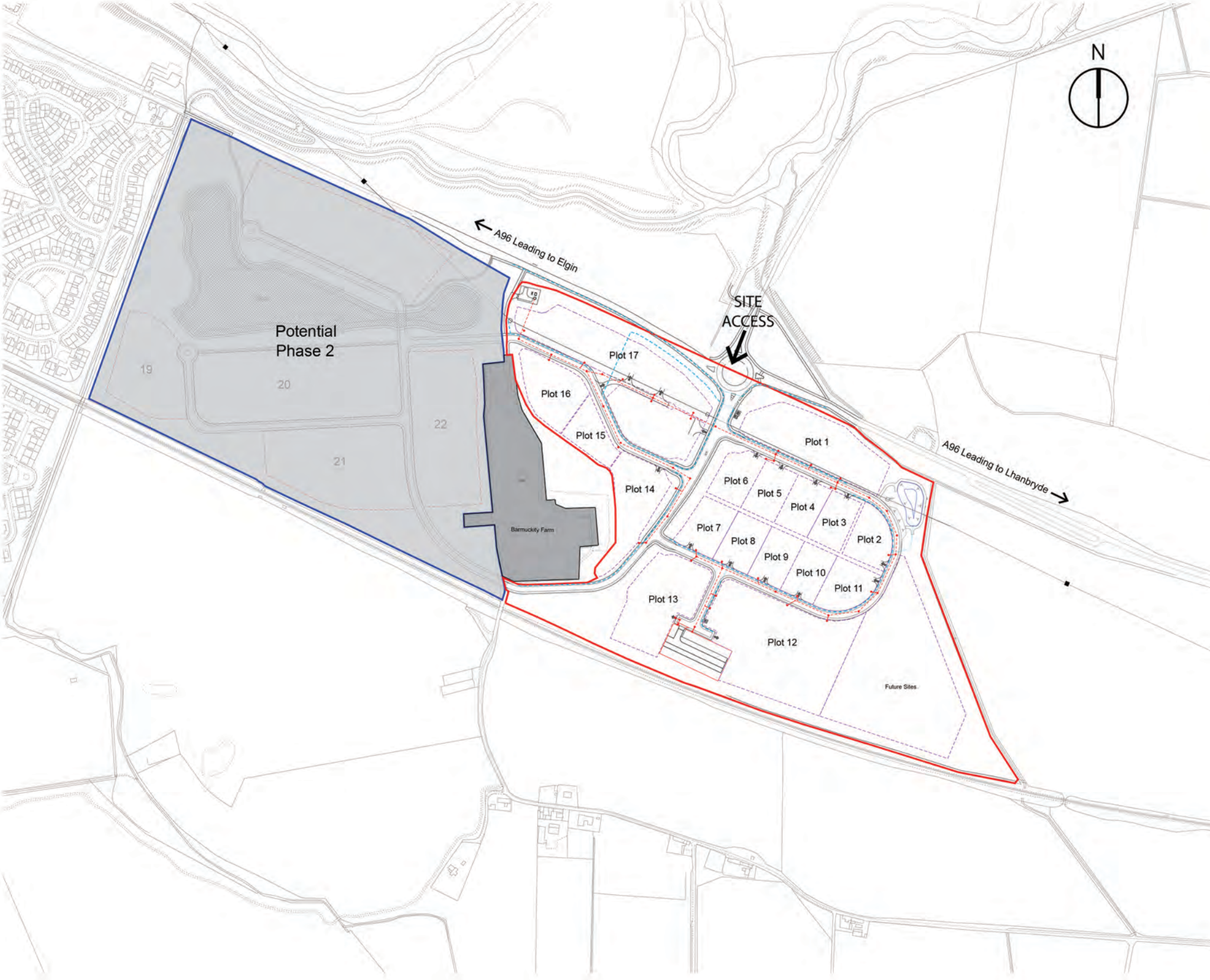


Example Sustainable Urban Drainage System

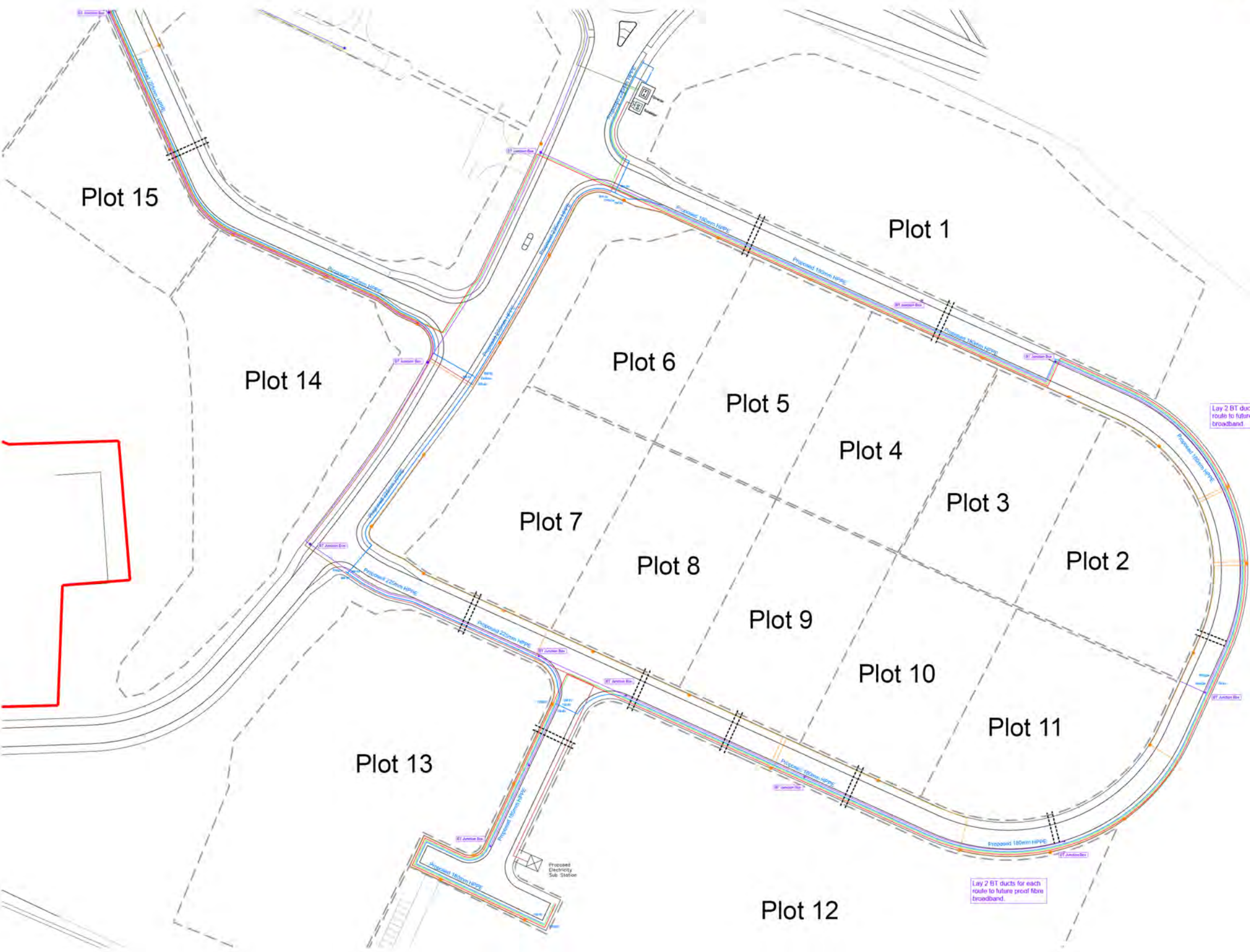
Drainage Key

- Foul Drainage
- — Surface Water Drainage

Full detailed drainage drawings and schematics are available on request from victoria@srem ltd.co.uk



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Services Legend

- BT duct
- Electric
- Street Lighting
- Gas
- Water

Full detailed service drawings and schematics are available on requested from: victoria@sremltd.co.uk

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Contact Information & Useful Links

Contact us if you require any further information or would like to discuss your project, please get in touch.

Alan Esson - 07768 565 122 or alan@sremltd.co.uk

Elgin Business Park Website -

Local Development Plan - http://www.moray.gov.uk/moray_standard/page_100443.html

Landscape Study - http://www.moray.gov.uk/moray_standard/page_44350.html

Roads & Transport - http://www.moray.gov.uk/moray_section/section_47316.html