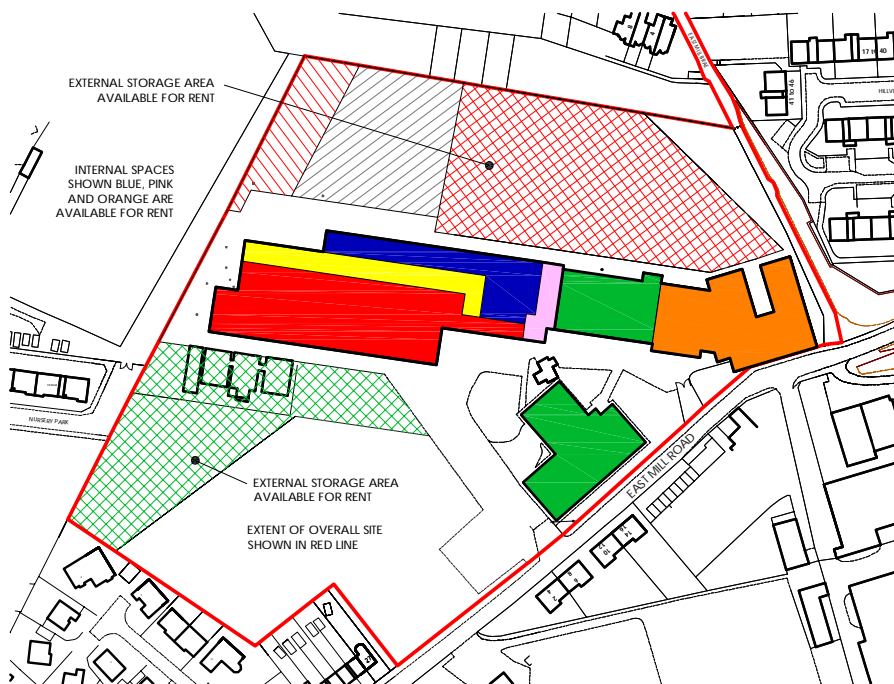


*** Only 30 minutes from Aberdeen ***



EAST MILL ROAD BRECHIN DD9 7EP

**TO
LET**

- 12.5 ACRE INDUSTRIAL SITE
- EXTENSIVE INTERNAL AND EXTERNAL SECURE STORAGE
- FLEXIBLE LEASE TERMS
- EXCELLENT ROAD COMMUNICATIONS
 - ABERDEEN – C.40 MILES
 - DUNDEE – C.25 MILES
 - MONTROSE – C.8 MILES



East Mill Road BRECHIN

TO LET Industrial/ Warehouse

LOCATION:

The cathedral city of Brechin functions as an employment, commercial and service centre for North Angus. Enjoying excellent transport links, the city is adjacent to the M90 dual carriage way offering road access to the national and local road networks.

Lying 1 mile off the A90, Brechin is strategically placed in relation to the larger commercial centres and sits within easy commuting distance of Aberdeen, Montrose and Dundee.

The approximate location of the subjects is shown by the os plan to the side.

DESCRIPTION:

Available To Let are Industrial/Warehouse units and external storage. These can be summarised as per below:

COLOUR SHOWN	STATUS	SQ.M	SQ.FT
Dark Blue	Available	1,177	12,670
Orange	Available	2,018	21,720
Pink (F/F Included)	Available	610	6,566
Red Cross-Hatch (External)	Available	7,151	76,973
Green Cross-Hatch (External)	Available	5,510	59,310

TERMS:

The subjects are available on a To Let basis on flexible lease terms.

Further information available from the Sole Letting Agents.

VAT:

All our figures are quoted exclusive of VAT, however our client reserves the right to charge VAT if applicable.

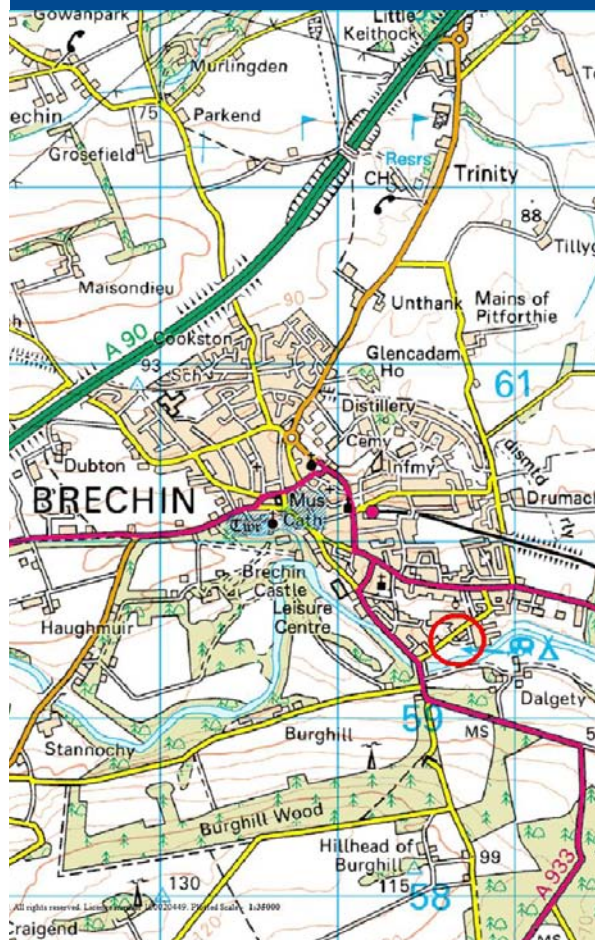
FURTHER INFORMATION AND VIEWING

For further information on viewing arrangements, please contact the sole letting agent Graham + Sibbald, 1 Greenmarket, Dundee, DD1 4QB

Garth Davison 01382 305059
garth.davison@g-s.co.uk

Andrew Dandie 01382 305011
andrew.dandie@g-s.co.uk

February 2014



Aberdeen
01224 625 024
Dundee
01382 200 064
Edinburgh
0131 225 1559
Falkirk
01324 638 377
Glasgow
0141 332 1194
Hamilton
01698 422 500
Inverness
01463 236 977
Kilmarnock
01563 528 000
Kirkcaldy
01592 266 211
Paisley
0141 889 3251
Perth
01738 445 733
Stirling
01786 463 111
Weybridge
01932 260 726

CONTACT:

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1 Greenmarket
DUNDEE
DD1 4QB
Tel: +44 (0)1382 200064

IMPORTANT NOTICE

Please read carefully

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. A list of Partners can be obtained from any of our offices.