

TO LET

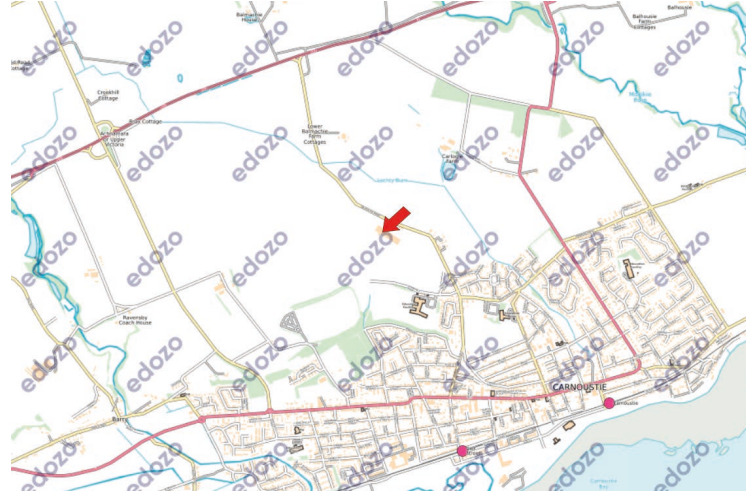
WAREHOUSE / STORAGE AND PACKHOUSE FACILITY AND OFFICE

 GRAHAM
SIBBALD



CLAYHOLES FARM
BALMACHIE ROAD
CARNOUSTIE, DD7 6LA

- WELL PRESENTED WAREHOUSE WITHIN PROMINENT SITE
- MODERN DETACHED OFFICE AND PARKING
- ACCESS TO THE A92 DUAL CARRIAGEWAY
- AVAILABLE IN PART - EXTENDS TO 1942.89 SQ.M / 20,913 SQ.FT



LOCATION

Carnoustie, with a population of approximately 11,000 is one of the principle towns within the County of Angus. The popular tourist town is situated 11 miles east of Dundee and 8 miles west of Arbroath on the east coast of Scotland. The town is a well renowned location due to the popular Links Golf Course.

Clayholes Packhouse is situated to the north of Carnoustie on Balmachie Road. The packhouse has good road communications to Dundee (11 miles) and Aberdeen (60 miles) via the A92, which connects to the A90 northbound at Stonehaven. The packhouse is accessed directly from an adopted public road.

The approximate location is shown by the OS Plan.

DESCRIPTION

The property comprises a detached steel portal frame warehouse, temperature controlled, constructed in 1998 and re-clad in 2005, with the refrigerated stores added in 2009. A detached single storey office is at the entrance to the site with parking.

The warehouse available in part is the northernmost shed which has previously been used for washing, processing and packing potatoes prior to distribution but could be reconfigured for a variety of uses. The building benefits from being temperature controlled. Access is through large roller and the benefits from an eaves height of 5m.

To the rear of the warehouse, there is a staff canteen. This contains a dining area, kitchen, changing rooms and WC's.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Floor Areas:

| Unit | Size (SQ.M) | Size (SQ.FT) |
|-----------|-------------|--------------|
| Warehouse | 1730.76 | 18,630 |
| Office | 212.13 | 2,283 |

TERMS

The subjects are available To Let. Further information is available from the Sole Letting Agents Graham + Sibbald LLP.

EPC

Available on request.

RATEABLE VALUE

The subjects currently do not have a rateable value however the occupiers should satisfy themselves in that regard.

VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



Grant Robertson
grant.robertson@g-s.co.uk
01382 200064



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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.
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6. Date of Publication: September 2022