

TO LET
INDUSTRIAL WITH OFFICE



**SIR WILLIAM SMITH ROAD
KIRKTON INDUSTRIAL ESTATE, ARBROATH
ANGUS, DD11 3RD**

- Workshop / Warehouse, with Office content
- Prominent Corner Site
- GIA 660.45 sq. m. / 7,109 sq. ft.
- Available for immediate occupation
- All Enquiries Invited

LOCATION

Arbroath is the largest town in Angus, with a range of manufacturing, retail and service businesses and a vibrant High Street shopping area within its heart. The town has a population of approximately 25,000 and is located on the east coast of Scotland, some 15 miles north east of Dundee and 48 miles south of Aberdeen on the A92 coastal trunk road. Focal points of the town include the historic Abbey and harbour as well as the attractive coastal cliffs.

The subjects are situated within the Kirkton Industrial Estate to the east of Arbroath town centre which along with Elliot Industrial Estate to the south of the town centre form the two main industrial/commercial areas for the town.

The subjects are situated on Sir William Smith Road the main arterial route for the industrial estate.

There is a mix of commercial users within the immediate vicinity including several engineering works and manufacturing along with oil related businesses.

DESCRIPTION

The subjects comprise a modern steel portal frame building with concrete block/brick infill walls with metal sheet cladding above and to the roof structure.

The main workshop area can be accessed internally via the front office or from roller shutter doors at the rear. This area offers regular open plan space, along with a further dispatch area. This area has an eaves height of 5.5m.



There is reception / office accommodation to the front elevation which in turn leads to a toilet block and various areas of storage, kitchen and various storage areas. There is a shared conference/meeting room overlooking the workshop along with a kitchen.

Externally there is a small area of surfaced yard and car parking.

RATEABLE VALUE

The subjects have a Net and Rateable Value combined with adjoining units. The occupiers rent will incorporate rates payable.

TERMS

The subjects are available to let. Rental offers in the region of £40,000 per annum.

All enquires to the sole letting agent.

LEGAL COSTS + VAT

For the avoidance of doubt all figures quoted are exclusive of VAT

EPC

Available on request

To arrange a viewing please contact:



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