





### LOCATION

Arbroath is the largest town in Angus, with a range of manufacturing, retail and service businesses. It is located on the east coast of Scotland 15 miles north east of Dundee and 48 miles south of Aberdeen. The town is easily accessible thanks to the upgrade of the A92 to dual carriageway and the positioning of its train station on the East Coast Rail Line.

The subjects are situated on a back lying site, off Peasiehill Road, running through the heart of the Elliot Industrial Estate. The surrounding area is predominantly commercial / industrial in nature with a range of both local and national occupiers close by. Neighbouring occupiers include Halliburton, Stagecoach, Buildbase and Travis Perkins.

The approximate location is shown by the OS Plan.

### DESCRIPTION

The subjects comprise a detached warehouse building of steel portal frame construction, externally clad with profile metal sheeting to walls and roof.

Vehicle access is provided by steel roller shutter doors. Internally, the subjects offer clear, open plan industrial / storage space with WC block within.

The subjects benefit from a hardcore and concrete secure yard.

### ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the Gross Internal Area as follows:-

447.60 sq. m. / 4,818 sq. ft.

### RATEABLE VALUE

The subjects have a Net and Rateable Value of £13,400

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

### LEASE TERMS

The subject are available to let. The Property upon completion will be available to rent on standard commercial terms at an asking rent of £25,000 per annum.

### VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

### VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

Please note, all viewings and information requested is strictly via the sole letting agents. No direct approaches.

To arrange a viewing please contact:



**Grant Robertson**

Director

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Graduate Surveyor

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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.
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.
6. Date of Publication: April 2024