WESTPORT PROPERTY
CHARTERED SURVEYORS

"We know Dundee, Dundee knows us"

RICS

TO LET

Units 1 - 6 Peasiehill Road, Elliot Industrial Estate, Arbroath, DD11 2NJ

Warehouse & Industrial, Trade Counter / Showroom
1,780 to 35,851 sq ft

REFURBISHED INDUSTRIAL UNITS

- ESTABLISHED BUSINESS LOCATION
- COMMUNAL YARD AREA & CIRCULATION SPACE
- ON SITE CAR PARKING
- FLEXIBLE TERMS
- FURTHER SUB-DIVISION POSSIBLE

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Location

Arbroath is attractively situated on the east coast of Scotland with good road communication routes via the A90 and A92 to
Dundee and Aberdeen as well as the nearby towns of Forfar, Montrose, Brechin and Carnoustie.

The subjects are located on a prominent site within Elliot Industrial Estate on the west most edge of the town. Elliot Industrial Estate is one of the most popular and well established business locations in Arbroath with occupiers include Stagecoach, Halliburton, Bairds Malt, Buildbase and Travis Perkins. Arbroath town centre, including train and bus stations, is only 5 minutes drive away.

Description

The subjects comprise a former factory premises which is to be extensively refurbished to provide easily adaptable and flexible accommodation to suit a variety of uses. The building will be sub-divided to provide a number of units which can be further split to meet individual occupier requirements.

There is a large surfaced yard extending to approximately 1.5 acres which provides communal yard areas, ample circulation space and car parking.

Accommodation

The premises will provide the following areas:-

Description	sq m	sq ft
Unit 1	216	2,325
Unit 2	272	2,927
Unit 3	495	5,328
Unit 4	1,169	12,581
Unit 5	495	5,328
Unit 6	683	7,362
Total	**3,330**	**35,851**

Terms

The subjects are available on full repairing and insuring terms for a period to be negotiated.

VAT

Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT which may be payable.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction, with the tenant being responsible for LBTT and VAT liability incurred thereon in.

Viewing

Strictly by appointment by the sole agents.

Rateable Value

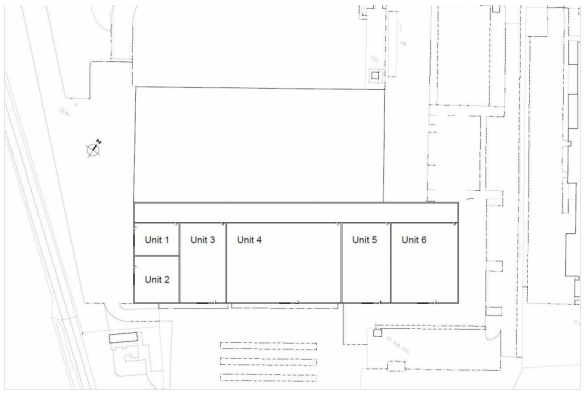
The subjects will require to be assessed for rating purposes following completion of sub-division works.

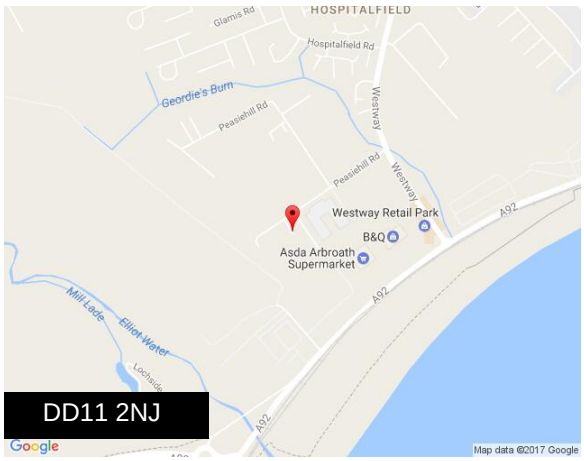
Rent

On application

Energy Performance Rating

Available upon request.





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Date: 23/03/2019