

TO LET
STORAGE SHED/WAREHOUSE



Mains of Panmure
Panmure, Carnoustie, DD7 6LX

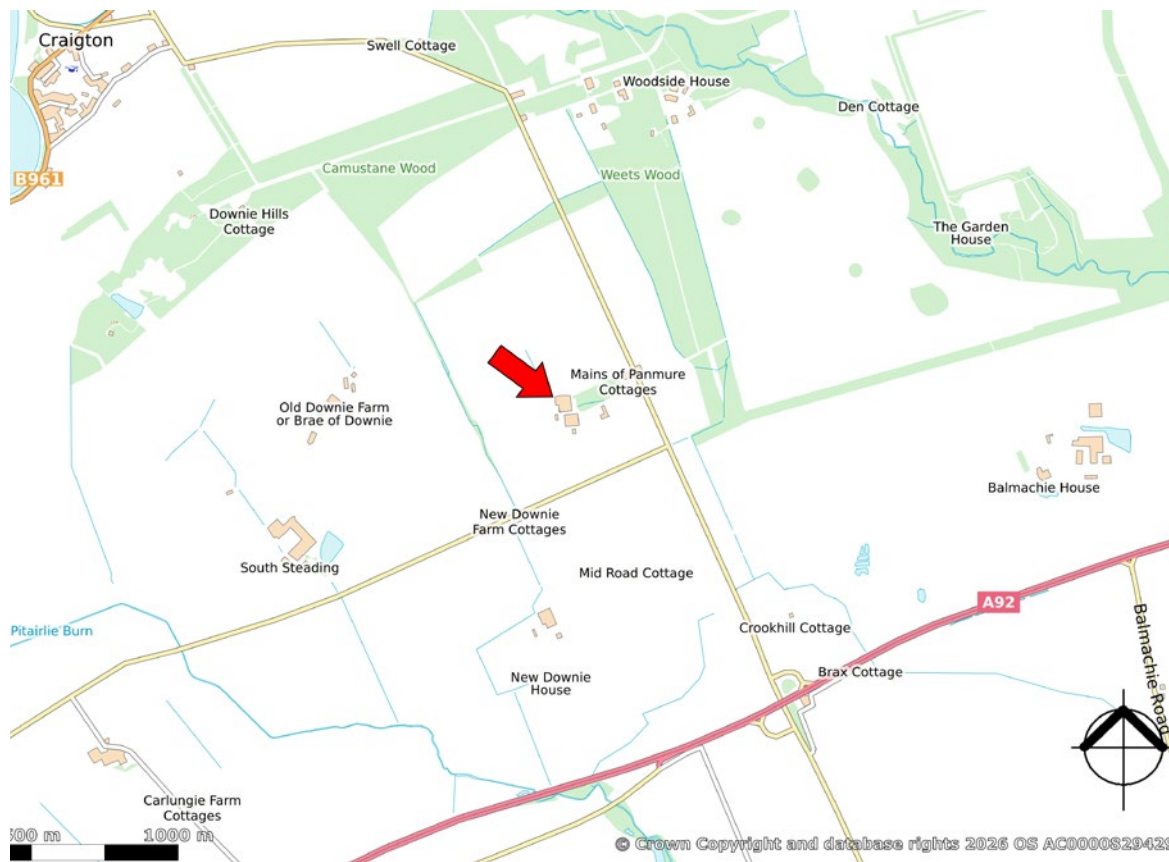
- Secure Storage Space
- Close Proximity to A92 Dual Carriageway
- Extends to 1,447.38 sq.m. / 15,579 sq.ft.
- Flexible Lease Terms
- Smaller Storage Units Also Available

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.

More precisely, the subjects are situated to the north of Carnoustie and approximately 1 mile north of the A92. The subjects have good road communications to Dundee (11 miles) and Aberdeen (60 miles) via the A92, which connects to the A90 northbound at Stonehaven.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a single large shed. The shed is of steel portal frame with a pitched roof. Vehicle access is provide by metal doors at either end of the shed with a yard space at the rear.

Internally, the shed is of brick block construction and consists of a concrete floor and lighting is provided by translucent roof panels.

Smaller units may also be available, please enquire for further information.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement to arrive at the following Gross Floor Areas:

| Unit | Size (SQ.M) | Size (SQ.FT) |
|------|-------------|--------------|
| Shed | 1447.38 | 15,579 |

RATEABLE VALUE

TBC

VAT

VAT is not applicable.

EPC

N/A

PRICE

The subjects are available To Let. Further information available from the Sole Letting Agents.

VIEWING

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



To arrange a viewing please contact:



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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. Date Published: March 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.