

TO LET

INDUSTRIAL UNITS AND YARD  
SUB — LEASE / ASSIGNATION

 GRAHAM  
SIBBALD



Unit 7, Peasiehill Road, Elliot Industrial Estate,  
Arbroath, DD11 2NJ

- 2 x Industrial Buildings and Extensive Yard
- Modern Accommodation
- Total Buildings 1,188.06 sq. m. / 12,788 sq. ft.
- Eaves between 5.2m — 5.8m
- Trade Counter / Showroom within front building
- 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. 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. The upgrading of the A92 dual carriageway between Arbroath and Dundee has substantially improved access to the town.

The subjects are situated on the south west side of Peasiehill Road within the Elliot Industrial Estate, approximately 2 km (½ miles) to the west of Arbroath town centre.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise two relatively compact and modern industrial units of steel portal frame construction with concrete block dado and profile steel sheet clad walls. Pitched profile steel sheet clad roofs incorporate translucent light panels while the floors throughout are of concrete construction.

Office accommodation is housed within a small extension of brick/block wall construction, externally harled with a pitched and tiled roof

Externally, the subjects are set within a substantial yard of predominately hardstanding offering extensive storage and circulation space. A small area has been finished in concrete and circulation space and parking immediately beyond the main entrance has been finished in small blocks. The site extends to 0.76 hectares (1.88 acres) and is bound by a wire mesh fence

## ACCOMMODATION

We confirm we have undertaken a full measurement inspection in accordance with the RICS Code of Measuring Practice Sixth Edition. We estimate the Gross Internal Areas as follows:

Floor	Description	sq m	sq ft
Ground	Showroom and workshop	511.12	5,502
Mezzanine	Showroom and storage	205.69	2,214
Ground	Warehouse	471.25	5,072
<b>TOTAL</b>		<b>1,188.06</b>	<b>12,788</b>

## RATEABLE VALUE

According to the Scottish Assessors' Association website the property is entered in the current Valuation Roll as follows:

£38,400

## TERMS

The subjects are available on a Sub-Lease or Assignment basis. The existing lease details are below;

Tenant	Rent	Lease Expiry
Huws Gray Ltd	£59,000pa	29/11/2027

Further information is available from the Sole Letting Agents.

## LEGAL COSTS + VAT

Each party to pay for their own incurred legal costs.

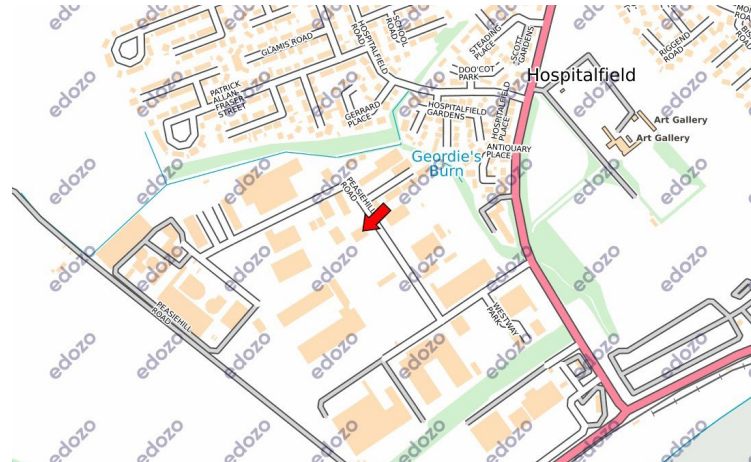
For the avoidance of doubt all figures quoted are exclusive of VAT

## EPC

Available on request



To arrange a viewing please contact:



**Grant Robertson**  
Director  
07900265516  
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#### 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

#### 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.
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6. Date of Publication: April 2025