

TO LET / FOR SALE

KINGS WORKS

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

**SUBSTANTIAL INDUSTRIAL
PREMISES WITH OFFICE
AND SECURE YARD**

- Extensive and unique industrial facility
- Available in its entirety or individually
- Up to 50 ton crane

- Up to 12 metres eaves
- 4 Metre test/inspection pit
- Excellent accessibility just off A92



**VIEW
VIDEO
TOUR**

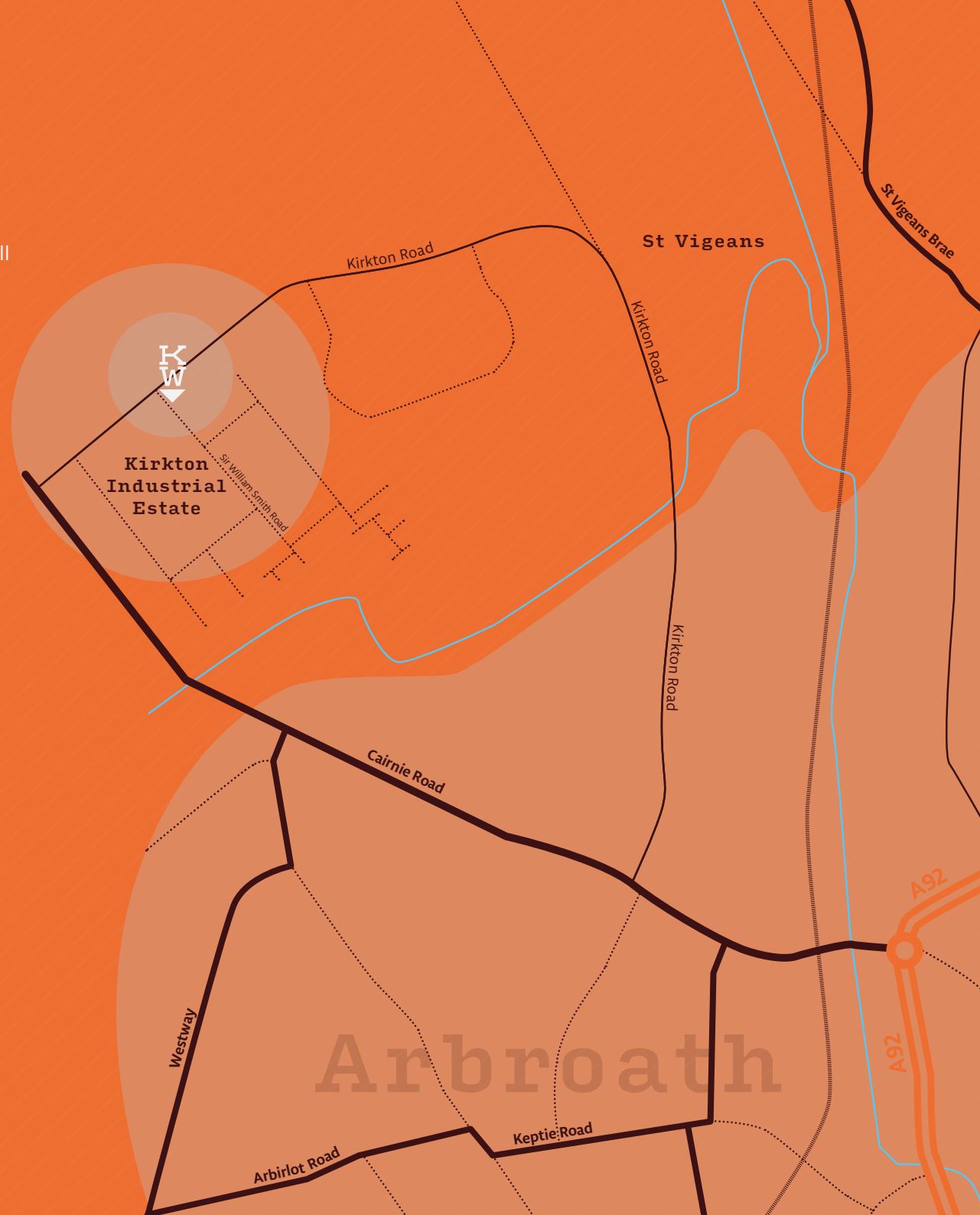
LOCATION

Arbroath is the largest of the Angus towns, with a range of manufacturing and service businesses and a retailing centre serving both the town and the wider Angus area. The town has a population of approximately 25,000 and is strategically located on the east coast of Scotland within easy travel distance to the larger commercial centres of Dundee and Aberdeen as well as Montrose, which acts as an important service hub for the energy sector.

More precisely, the subjects are located on the west side of Sir William Smith Road, on the main arterial route into Kirkton Industrial Estate. Kirkton Industrial Estate is a well-established estate with both a number of businesses from both the energy and food and drink sectors.

Distance from Arbroath 🚗

Aberdeen	50 Miles	60 Minutes
Dundee	15 Miles	20 Minutes
Montrose	12 Miles	20 Minutes





**SUBSTANTIAL INDUSTRIAL
PREMISES WITH OFFICE
AND SECURE YARD**



Orange	Whole Facility
Blue	Main Warehouse & Office
Green	Warehouse Bay 5 + Yard
Yellow	Yard / Development Site



DESCRIPTION

The subjects comprise an extensive industrial/manufacturing premises with associated office content, private car parking, yard and expansion land, all contained within a large prominent corner site.

The main building comprises two adjoining buildings of steel-portal frame construction with brick block infill walls to dado height and profile cladding above. The main warehouse has been sub-divided into 4 bays with three roller shutter doors. There is a further separate detached building (Bay 5) of steel frame construction with boxed profile cladding and roller shutter door. All 5 bays have varying eaves heights, from 5.0 - 12 m and are served by a series of overhead cranes (see specification section).

Specification Highlights

6
Acre Site

On site
sub station

4 metre test/
inspection pit
(Bay 5)

Yard:
1.5 Acres
or thereby

Up to 11m
eaves height

Up to 50 tonne
crane capacity



SPECIFICATION

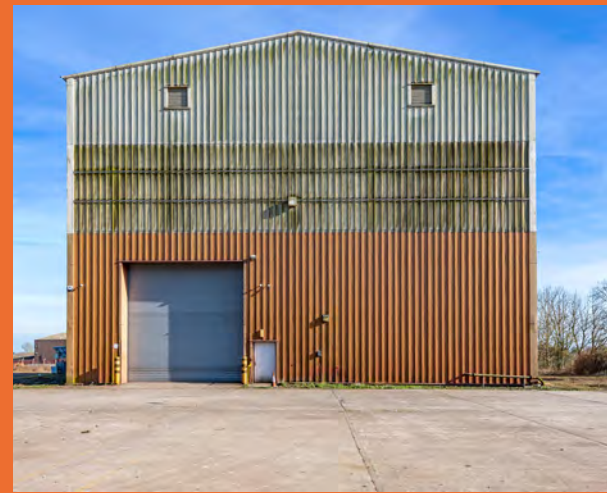
BAY	EAVES (m)	CRANES (tonne)
1	7.5	5 + 15
2	7.5	5 + 10
3	5.0	1
4	5.0	5 + 1
5	12	10 + 40

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), we calculate the gross internal floor area of the subjects extends as follows;

Building	Description	Sq.M	Sq.Ft
Main Warehouse	Bays 1-4	5738.7	62,255
External building	Stores etc.	304.7	3,280
Warehouse	Bay 5	1061.8	11,429
Ground Floor	Offices and staff areas	818.9	8,814
First Floor	Offices	745.2	8,021
Total		8669.3	93,799
Yard / Development Site		5,261	56,628





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RATEABLE VALUE

The subjects are currently entered in the Valuation Role with a rateable value of £225,500. The Unified Business Rate for the financial year 2024/2025 is 55.9 pence in the £.

An estimate can be provided for interested parties on the component parts.

TERMS

The subjects are offered for Let on full repairing and insuring terms either as a whole or in part. Further information in this regard available from the sole Letting Agents.

RENT / PRICE

Rent - from £3.00 per sq. ft
Price - Upon Application

ENERGY PERFORMANCE CERTIFICATE

Bays 1-4: C35
Bay 5: C35

VAT

The subjects have been elected for VAT.

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.

FURTHER INFORMATION AND VIEWING

For further information on viewing arrangements, please contact the Sole Letting Agents Graham + Sibbald:



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