



WESTPORT
PROPERTY
CHARTERED SURVEYORS

TO LET

**Unit 4 Elliot Business Park,
Peasiehill Road, Arbroath,
Angus, DD11 2NJ**

**Warehouse & Industrial, Offices
7,643 sq ft**

Refurbished Industrial Unit

- CLOSE TO A92 DUNDEE TO ARBROATH ROAD
- PROMINENT SITE WITHIN ELLIOT INDUSTRIAL ESTATE
- POPULAR AND WELL ESTABLISHED BUSINESS LOCATION
- ARBROATH TOWN CENTRE 5 MINS DRIVE

Location

Arbroath is 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.

Elliot Business Park comprises former factory premises extensively refurbished to provide easily adaptable and flexible accommodation which suit a variety of uses. The building has been divided to provide a number of modern industrial & office units.

Unit 4 is of steel frame construction with a concrete floor, concrete block infill walls and clad with profiled metal sheeting.

The unit benefits from a minimum eaves height of 6.0 metres, front and rear electric roller shutter door to the yard area, and lighting by way of sodium fittings supplemented by 20% translucent roof panels.

The total site extends to 3.8 acres or thereby and includes communal yard areas / circulation space and car parking.

Accommodation

We estimate the gross internal area of the accommodation to be as follows:-

Unit No.	sq m	sq ft
Unit 4	710	7,643

Terms

The subjects are available to lease on a full repairing and insuring basis. Further details on lease terms are available from the letting agents.

VAT

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

Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction with the tenant being responsible for any Land & Building Transaction Tax and VAT liability incurred thereon in.

Viewing

Strictly by appointment with the sole agents.

Business Rates

Rates Payable: £8,621 per annum

(based upon Rateable Value: £18,500 and UBR: 46.6p)

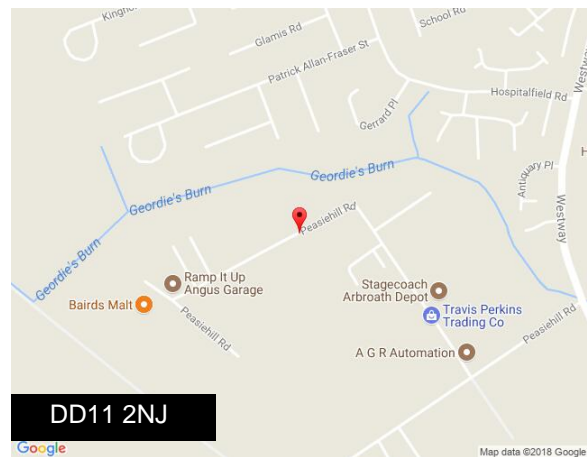
New occupiers will have the right to appeal this rating assessment.

Rent

Starting from £3 per sq ft

Energy Performance Rating

This property has been graded as 29 (B).



Fergus McDonald

01382 225517

07900 474 406

fergus@westportproperty.co.uk

Please read carefully: 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) Westport Property 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) Westport Property 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 Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Date: 15/03/2018