



Unit 1 & 2 Peasihill Road, Elliot Industrial Estate, Arbroath, DD11 2NJ

**INDUSTRIAL / WORKSHOP UNIT**

Tenure	To Let
Available Size	1,173 sq ft / 108.98 sq m
Rent	£8,250 per annum ex VAT
Rates Payable	£2,465.10 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme</small>
Rateable Value	£4,950
EPC Rating	Upon Enquiry

**Key Points**

- WITHIN POPULAR & WELL ESTABLISHED INDUSTRIAL ESTATE
- BUSY COMMERCIAL LOCATION
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- EASY ACCESS FROM A92
- SUITABLE FOR A VARIETY OF BUSINESS USES
- ENTRY FROM JULY 2023

# Unit 1 & 2 Peasihill Road, Elliot Industrial Estate, Arbroath, DD11 2NJ

## Description

The premises comprise a modern semi-detached industrial unit of steel portal frame construction, in filled with concrete block and insulated metal sheet cladding to the external walls, under a pitched profiled metal clad roof incorporating translucent perspex panelling.

The accommodation is arranged internally to provide a workshop/store, WC and staff facilities. The workshop area benefits from a minimum eaves height of approximately 4.5 metres and a single phase power, with vehicular access provided by a manually operated roller shutter door.

## Location

The property is located on Peasihill Road, within the well-established Elliot Industrial Estate on the western outskirts of the Angus town of Arbroath, approximately 1.5 miles west of the town centre. Neighbouring occupiers include Halliburton, Tayside Contracts, AGR Automation, Buildbase and Howden Joinery.

Arbroath is the largest town in the Angus Council area, and has a resident population of approximately 23,000. The town lies on the Angus coast, approximately 16 miles north-east of Dundee and 45 south-west of Aberdeen.

## Accommodation

We have measured the gross internal area of the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) to be as follows:-

108 sq m (1,173 sq ft)

## Terms

The premises are available on full repairing and insuring terms at a rental of ££8,250 per annum.

## VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

## Legal Costs

The in-going tenant will be responsible for both parties legal fees, with the tenant being responsible for Land & Building Transaction Tax and VAT liability incurred thereon in.

## Business Rates

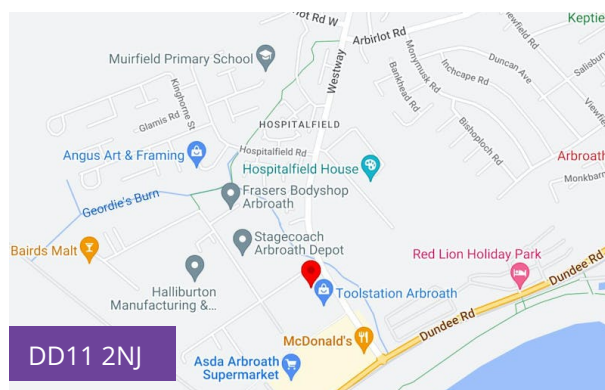
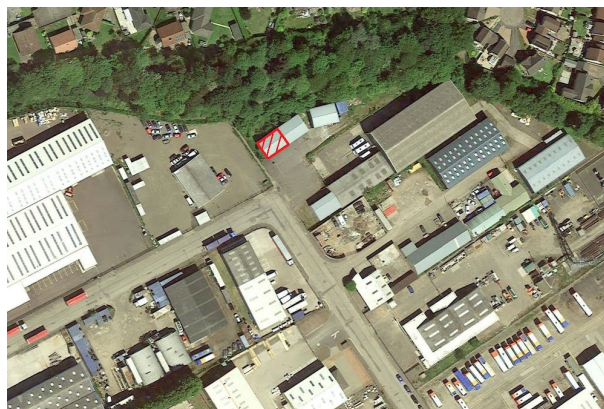
The premises are currently entered in the Valuation Roll with the following Rateable Value:-

Store - £4,950

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

## Viewing

Strictly by appointment by the sole agents.



## Viewing & Further Information



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**WESTPORT**  
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