



**+ Graham
Sibbald**

Industrial

FOR LEASE

Industrial Buildings and Site, Scott Street Brechin

DD9 7BG



www.g-s.co.uk

- 7 individual units, including office.
- Units range from 695 sq. ft. – 12,343 sq. ft.
- Site extends to approximately 2.50 acres.
- Flexible accommodation and site may suit a variety of commercial/industrial uses.
- Accessed directly from Commerce Street.
- Access suitable for arctic vehicles.

the **complete** property service

Agricultural Buildings and Site Scott Street Brechin

FOR LEASE

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LOCATION

The "Cathedral City" of Brechin functions as an employment, commercial and service centre for North Angus. The town contains a number of attractive and distinctive areas including its characterful town centre, the cathedral precinct with round tower and lanes, St Ninians Square and the Caledonian Railway Station. Brechin is one of the principal rural settlements within Angus and its location, adjacent to the A90 dual carriageway, affords excellent access to the national and local road networks. The subjects themselves lie approximately 30 miles north of Dundee and 40 miles south of Aberdeen.

The subjects are approximately half a mile to the south east of the town centre within a predominantly mixed use area. Neighbouring uses include the Scottish Ambulance Service, Angus Tyres, Recycling Depot, Graham's Dairies, Stevens (Scotland) Ltd, Forster Roofing and Solar Panels and Burdens Building Supplies.

DESCRIPTION

The subjects comprise 7 individual agricultural buildings set within a large mainly concrete surfaced site extending to approximately 2.50 acres. The buildings consist of a mixture of older style potato store comprising brick block constructed units under cement sheet roofing. There are 2 newly constructed units to the rear of the site of modern single storey, steel portal frame construction externally clad with profile metal sheeting and insulation up to 100mm.

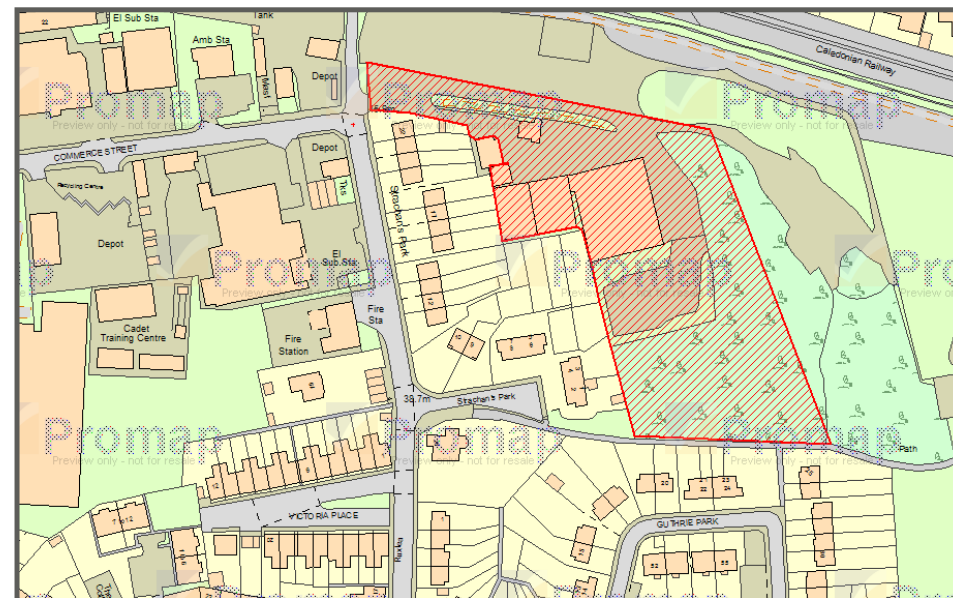
The subjects are available in whole.

ACCOMMODATION

There are 7 buildings which form the overall site, these can be summarised as follows:-

Site (including buildings – 2.50 acres.

We confirm the Gross Internal areas as follows:-



Description	Sq. M.	Sq. Ft.
Office/Reception	51.42	553
Storage	64.53	695
Packaging Shed	318.49	3,428
Storage	185.02	1,992
Potato Store	166.84	1,796
Main Store	1,146.69	12,343
Chilled Storage	1,080	10,855
TOTAL	2,940.99	31,657



RATING ASSESSMENT

As the properties are currently used for agricultural use there are no rates payable. Should the subjects use be changed the subjects will be required to be reassessed upon occupation.

TERMS

Our client is ideally seeking to lease the subjects in whole with offers in the region of £100,000 pa invited.

EPC RATINGS

Available upon request.

VAT

All figures are quoted exclusive of VAT however our client reserves the right to charge VAT if applicable.

DATE OF PUBLICATION

April 2016.



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Aberdeen
01224 625 024
Ayr
01292 271 030
Dundee
01382 200 064
Edinburgh
0131 225 1559
Falkirk
01324 638 377
Glasgow
0141 332 1194
Hamilton
01698 422 500
Inverness
01463 236 977
Kilmarnock
01563 528 000
Kirkcaldy
01592 266 211
Paisley
0141 889 3251
Perth
01738 445 733
Stirling
01786 463 111
Weybridge
01932 260 726

IMPORTANT NOTICE

Please read carefully
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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