



Sir William Smith Road, Kirkton Industrial Estate, Arbroath, DD11 3RD

- Substantial industrial premises + yard
- Purpose built meat processing facility
- GIA 2,362 Sq. M. / 25,426 Sq. Ft.
- Established industrial location





## LOCATION

Arbroath is the largest town in Angus, with a range of manufacturing, retail and service businesses with a vibrant High Street shopping area within its heart. 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. Focal points of the town include the historic Abbey and harbour as well as the attractive coastal cliffs. The upgrading of the A92 dual carriageway between Arbroath and Dundee has substantially improved access to the town.

The subjects are situated within the Kirkton Industrial Estate to the East of Arbroath Town Centre which along with the Elliot Industrial Estate to the South of the town centre forms the two main industrial / commercial areas for the town. The subjects are situated on Sir William Smith Road, the main arterial route for the industrial estate. There is a mix of commercial users within the immediate vicinity including several engineering works and manufacturing along with oil related business

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a former purpose built meat processing facility. The accommodation includes a single storey office fronting Sir William Smith Road, original factory building with a more modern extension of similar construction.

The internal accommodation is divided into various areas of production, chilled storage and freezer cold stores. There are also associated offices, packaging and dispatch areas. To the rear of the building there is an adjoining modular building providing staff welfare facilities. There are access yards to both the front

and the rear of the property, with a small staff car park also located at the front of the property.

The subjects may suit a variety of commercial/industrial uses subject to gaining the relevant consents.

The overall site extends to approximately 2.1 acres or thereby.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the gross internal floor area as follows;

Areas	Sq M	Sq Ft
Factory	2,362.12	25,426

## RATEABLE VALUE

The subjects are entered in the Valuation Roll with a rateable value of £68,800. The unified business rate for the year 2018/19 is 48p, with a 2.6p supplement, exclusive of water and sewerage rates.

**RATES PAYABLE : £35,500.80.**

## TERMS

Offers are invited for the subjects to purchase. Alternatively the subjects are available to lease.

All enquiries to the sole agents Graham + Sibbald Chartered Surveyors.

## EPC RATING

Available upon request

## VAT

All figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

## VIEWING

Viewing is through the Sole Selling Agent, Messrs. Graham + Sibbald;

Please note, all viewings and information requested is strictly via the Sole Selling Agents. No direct approaches.

## To arrange a viewing contact:



**Grant Robertson**

Associate

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**Euan Roger**

Graduate Surveyor

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## 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.
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