WESTPORT PROPERTY
CHARTERED SURVEYORS

Industrial
TO LET



Peasiehill Road Elliot Industrial Estate, Arbroath, DD11 2NJ

SUBSTANTIAL INDUSTRIAL UNIT

Tenure	To Let
Available Size	8,394 to 16,565 sq ft / 779.83 to 1,538.94 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Established business location
- On site car parking
- Communal yard area & circulation space
- Flexible terms

Peasiehill Road Elliot Industrial Estate, Arbroath, DD11 2NJ

Description

The subjects comprise a former factory premises of steel portal frame construction with concrete floor, brick infill walls, under a profile pitched roof. Lighting is by way of fluorescent strip fitments which supplement 10% translucent roof panels and the minimum eaves height is 6 metres.

The unit is suitable for a variety of uses subject to the appropriate planning consents, and can be sub-divided and refurbished to suit individual tenant requirements.

There is an additional large surfaced yard extending to approximately 1.5 acres which provides communal yard areas, ample circulation space and car parking.

Location

Arbroath is attractively 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 with occupiers include Stagecoach, Halliburton, Bairds Malt, Buildbase and Travis Perkins. Arbroath town centre, including train and bus stations, is only 5 minutes drive away.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

1,539 sq m (16,565 sq ft)

The premises can be sub-divided to provide two units of circa 8,300 sq ft each.

Terms

The premises are immediately available by way of a new full repairing and insuring lease at a rent to be negotiated.

Business Rates

The premises require to be separately assessed for rating purposes.

Entry Timescale

The premises are available for immediate entry.

VAT

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







Viewing & Further Information



Adam Hutcheson
01382 225517 | 07818787874
adam@westportproperty.co.uk



Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk

WESTPORT PROPERTY CHARTERED SURVEYORS

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. Generated on 22/09/2026