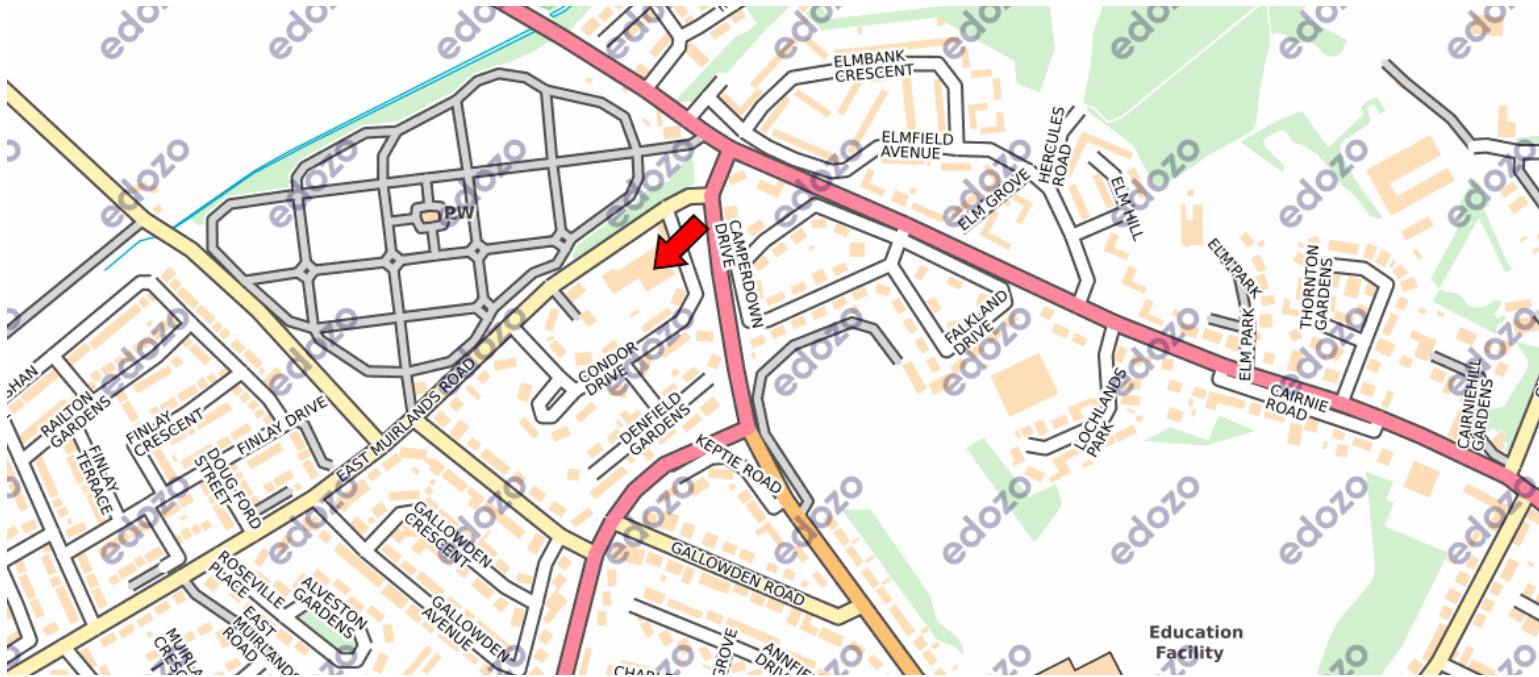


**TO LET**  
OFFICE / COMMERCIAL UNIT



Unit 2, 22 East Muirlands Road,  
Arbroath, DD11 3ES

- Newly Created Office / Commercial Unit
- Extends to 374 sq. m. / 4,025 sq. ft.
- May suit a variety of commercial uses
- Private parking available
- All Enquiries invited



### LOCATION

Arbroath is the largest town in Angus, with a range of manufacturing, retail and service businesses. It is located on the east coast of Scotland 15 miles north east of Dundee and 48 miles south of Aberdeen. The town is easily accessible thanks to the upgrade of the A92 to dual carriageway and the positioning of its train station on the East Coast Rail Line.

More precisely, the subjects are located on East Muirlands Road, within a highly prominent mixed use building, overlooking Condor Drove and Keptie Road.

Access to Unit 2 is from the rear of the building, directly off East Muirlands Road.

The approximate location is shown by the OS Plan.

### DESCRIPTION

The subjects comprise the newly created Unit 2, within 22 East Muirlands Road.

The subjects comprise a large open plan area that may suit a variety of uses / businesses along with high quality office accommodation, toilets and a kitchen. There are mixed finishes throughout the property. There is both a pedestrian and vehicle roller door, accessed from the rear of the building.

Private car parking can be made available.

### ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following net floor areas:

Description	Size (SQ.M)	Size (SQ.FT)
Ground	374	4,025

### RATEABLE VALUE

The subjects will require to be re-assessed on completion of works.

### TERMS

The subjects are available To Let on standard commercial terms for a lease term to be negotiated.

Further information is available from the Sole Letting Agents.

### LEGAL COSTS + VAT

Each party to pay for their own incurred legal costs.

For the avoidance of doubt all figures quoted are exclusive of VAT

### EPC

Available on request.

To arrange a viewing please contact:



**Grant Robertson**

Director

07900265516

Grant.Robertson@g-s.co.uk

### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

### 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.
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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2024