



INDUSTRIAL/WORKSHOP PREMISES TO LET/MAY SELL

WOODSIDE ROAD
LETHAM, BY FORFAR, DD8 2QD

- 339 SQM (3,652 SQ FT)
- 4.5 metre minimum eaves height
- 3 phase power supply
- Dedicated yard and parking area

LOCATION:

Letham lies approximately 5 miles south west of Forfar and circa 15 miles north west of Dundee and 7 miles west of the A90 motorway that provides connectivity to all major routes.

The subjects are located on Woodside Road situated to the south of the town. Nearby occupiers include Sellar Agriculture Ltd and TR Services.

DESCRIPTION:

The subjects comprise a modern industrial building constructed in the early 2000's that benefits from the following:

- Solid concrete floor
- Block/profiled metal sheet walls
- Profiled metal sheet roof
- 3 phase power supply
- Minimum eaves height 4.50 metres
- Loading yard and parking area

ACCOMMODATION:

The subjects have a gross internal area as follows:

339 SQM (3,652 SQ FT)

RATEABLE VALUE:

The subjects will require to be reassessed upon occupation. Further information on rates payments can be found at www.saa.gov.uk

LEASE/SALE TERMS:

The subjects are available on a new lease at a rent of £18,500 per annum. Alternatively, consideration may be given to the sale of the property. Offers in excess of £140,000 are sought for the benefit our client's heritable interest.

EPC:

A copy of the EPC for the property can be made available on request.

VAT:

All figures in these particulars are quoted exclusive of VAT.

ENTRY:

By agreement.

LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs involved in any transaction. The incoming tenant will be responsible for the payment of any Land and Buildings Transaction Tax and VAT incurred.

FURTHER INFORMATION:

Strictly by contacting the sole letting agents:

D M Hall
17 Corstorphine Road
Edinburgh
EH12 6DD
Tel 0131 624 6130

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VIEWING:

Strictly by arrangement with the agents.

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