

**FOR SALE**  
WORKSHOP + OFFICE

**GRAHAM  
SIBBALD**



**Unit 14 Matthew Kerr Place  
Kirkton Industrial Estate  
Arbroath, DD11 3AX**

- High Quality Workshop/Office
- Located within Established Industrial Estate
- Extends to 369.57 sq.m. / 3,978 sq.ft.
- 8 Private Car Parking Spaces
- Offers Over £200,000 invited

## LOCATION

Arbroath is the largest town in Angus, with a range of manufacturing, retail and service businesses and 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 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.

The subjects are situated south of Baden Powell Road accessed by Matthew Kerr Place, on the southern periphery of the Kirkton Industrial Estate one of Arbroath's principal business locations, within a recently developed extension to the estate. Surrounding occupiers are predominately business/light industrial traders.

The approximate location is shown by the OS Plan.



## DESCRIPTION

The subjects comprise a steel portal frame industrial unit overclad with profile metal sheeting with a brick block single storey office extension.

Access to the office is stepped through a modern UPVC entrance door. Access to the workshop can be gained through a metal vehicular roller door or internally from the office.

Internally, the office provides 5 rooms and storage facilities finished to a high quality. The unit further benefits from DDA compliant male and female toilets and canteen, whilst a mezzanine level has been added within the workshop to provide further storage space. There are double glazed modern window units throughout. An additional office is accessed from the workshop.

The workshop provides an open plan area suitable for a number of different uses.

The unit benefits from 8 private car parking spaces.

## 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 Gross Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
Workshop	173.71	1,870
Office	140.51	1,512
Mezzanine	55.35	596
<b>Total</b>	<b>369.57</b>	<b>3,978</b>

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £18,300.

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

## LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

## EPC

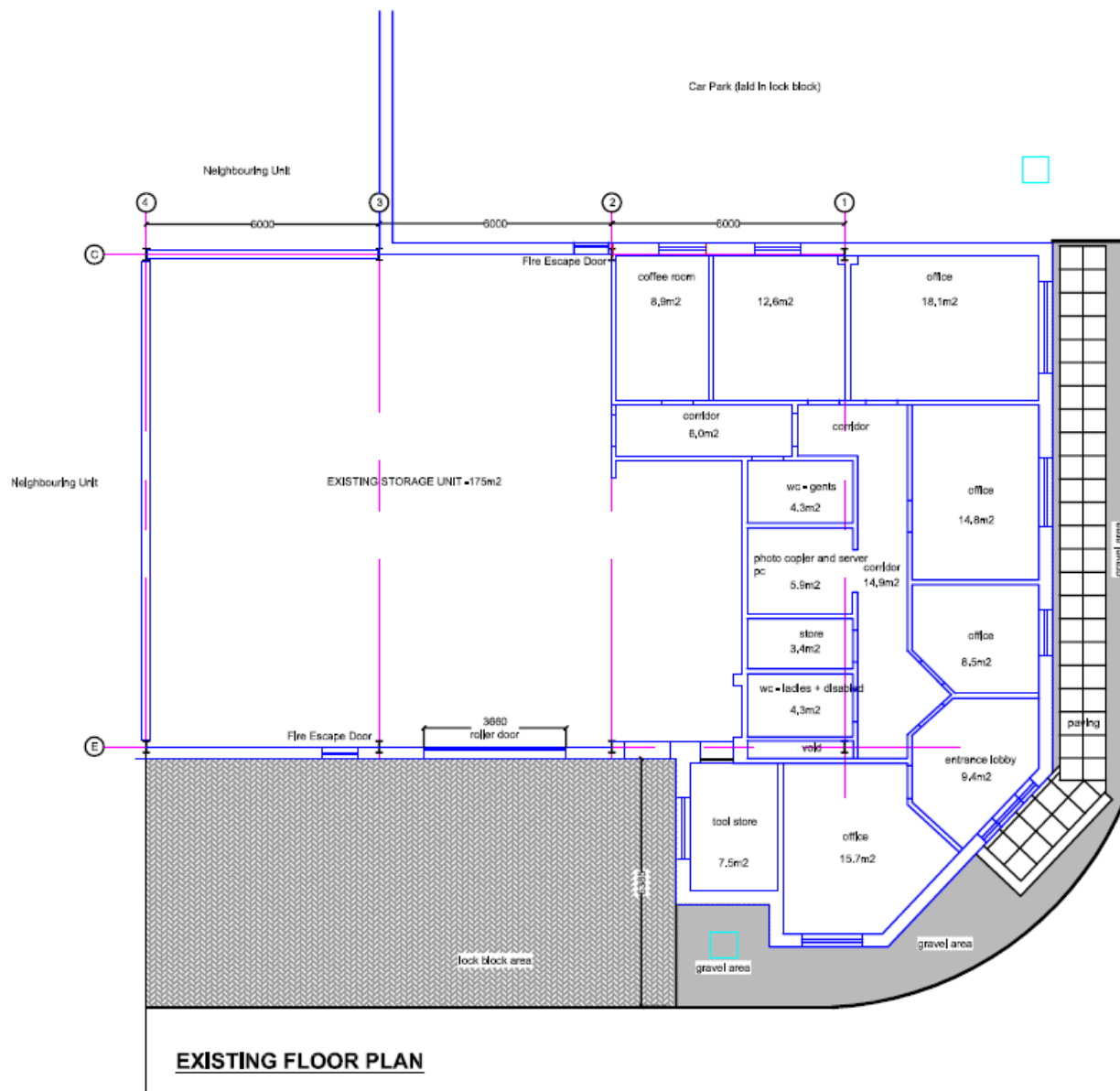
Available on request.

## PRICE

The subjects are available For Sale with offers over £200,000 invited for the heritable interest.

## VIEWING + OFFICE ADDRESS

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





To arrange a viewing please contact:



**GRANT ROBERTSON**

**Director**

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**CHARLES CLARK**

**Commercial Property Agent**

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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.
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. Date Published: February 2026

#### 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.