

TO LET / MAY SELL  
INDUSTRIAL UNIT

 **GRAHAM  
SIBBALD**



**East Mill Road Industrial Estate**  
**East Mill Road**  
**Brechin, DD9 7EL**

- Modern industrial unit with external yard space
- 2,538 sqm / 27,322 sqft
- Significant power supply
- Constructed in 2000 - 2025

## LOCATION DESCRIPTION

Brechin functions as an employment, commercial and service centre for north Angus with excellent road links to the A90 dual carriageway with Dundee approximately 19 miles to the south and Aberdeen 40 miles to the north. The active Port of Montrose is a 10-minute drive to the east.

The subjects are located on East Mill Road in an established industrial area to the south-east of Brechin town centre. The subjects have excellent road links to both Montrose and Arbroath to the south.



## DESCRIPTION OF PROPERTY

The subjects provide modern detached industrial premises, constructed partly in 2000 and further extended in 2025. The subjects have extensive external yards and areas of dedicated car parking. The units are of steel portal frame construction with block infill walls, concrete floors throughout, with various vehicle access points. There is also fitted office space within the 1999 building.



## AREA

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 internal area:-

| FLOOR  | DESCRIPTION           | SQ.M. | SQ.FT  |
|--------|-----------------------|-------|--------|
| Ground | Industrial and Office | 2,538 | 27,322 |



## RATEABLE VALUE

The subjects require to be reassessed in respect of the Rateable Value.

## LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

## EPC

Available on request.

## PRICE

On application.

## VIEWING

Viewing is through the Sole Letting Agents.



To arrange a viewing please contact:



**ANDREW DANDIE**  
Divisional Director

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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: May 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.