

FOR SALE
WAREHOUSE, WORKSHOP AND OFFICES

**GRAHAM
SIBBALD**



Panbride Works
Panbride
Carnoustie, DD7 6JR

- Warehouse, Workshop and Offices
- Flexible accommodation
- Close Proximity to Carnoustie
- May Suit a Variety of Uses — subject to consents
- Extends to 2,576.50 sq.m. / 27,733 sq.ft.
- Site Extends to 1.7 acres

LOCATION

Carnoustie, with a population of approximately 11,000 is one of the principle towns within the County of Angus. The popular tourist town is situated 11 miles east of Dundee and 8 miles west of Arbroath on the east coast of Scotland. The town is a well renowned location due to the popular Links Golf Course.

More precisely, the subjects themselves are situated approximately 1 mile east of Carnoustie town centre, within a semi-rural/coastal location outwith the village boundary. Surrounding uses are mixed commercial and residential in their nature.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a mixture of workshop, warehouse, storage and office buildings.

The industrial element is of mixed construction, comprising a modern steel portal frame building along with 2 traditional stone constructed buildings. The industrial buildings are currently utilised for a variety of uses and do benefit from vehicle inspection pits. The office is a more modern brick/block building and internally is laid out in a cellular nature.

The buildings are situated within a largely rectangular shaped site with access taken directly from Arbroath Road.

OPPORTUNITY

The subjects are contained within a site of 1.7 Acres. The site may suit a variety of redevelopment opportunities, subject to consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement to arrive at the following Gross Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
Panbride Works	2,576.50	27,733

RATEABLE VALUE

The subjects have a Net and Rateable Value of £39,300.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

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. Further information available from the Sole Selling Agents.

VIEWING + OFFICE ADDRESS

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





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.

To arrange a viewing please contact:



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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.
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5. Date Published: May 2026