



Victoria Green

BUSINESS PARK

TO LET

BROUGHT TO YOU BY



Upper Victoria, Carnoustie, DD7 7RH

New Modern Class 4 Business, Class 5
Industrial and Class 6 Storage Units

Overview

Victoria Green is an exciting new Business Park Development to be undertaken by DJ Laing providing a modern commercial environment on the gateway to the Angus Coastal Town of Carnoustie. The intention is to develop the site over a number of phases with the initial phase to provide 2 terraces of industrial units which will be available to let to a variety of occupiers.

Further phases will comprise a mix of units including office accommodation all available to lease on terms to be discussed. There are abilities for design and build for specific end occupiers. The total area of the initial phase extends to some 14 acres or thereby with further land to be available for subsequent development.



Units Available

Unit Type	Area (m2)	Area (sqft)	Site
Starter	96	1037	-
Small2	184	1980	-
Medium	359	3865	2440
Medium+	447	4810	2950
Large	900	9700	3120
XLarge	1487	16,000	6520



Specification:

Detailed planning consent has been secured for the initial development of two terraces of industrial units to provide modern commercial space to include the following:

-  5 metre eaves height
-  Electrically operated vehicle access door
-  Profile metal cladding
-  Dedicated car parking and yard areas
-  3 phase electricity
-  Concrete floors

Location

Map of Carnoustie

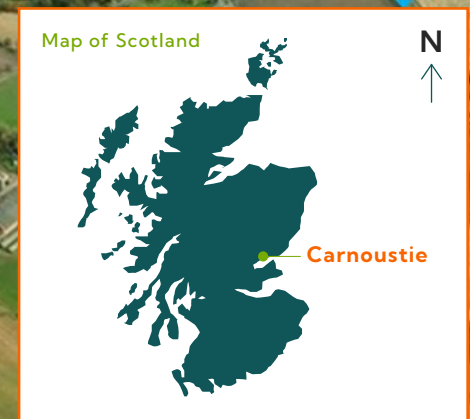
Carnoustie, with a population of approximately 11,000 is one of the principle towns within the County of Angus, located approximately 11 miles east of Dundee and 8 miles west of Arbroath on the east coast of Scotland. The town is a well renowned location, due to the popular Links Golf Course and it is also easily accessible by means of the recently dualled A92 carriageway linking Arbroath to Dundee.

By Road

The subjects are located to the south of the A92 the main trunk road running between Dundee to the west and Arbroath to the east. Access is taken from A92 via a grade separated junction with excellent road links via Upper Victoria directly to the subject property.

By Rail

Carnoustie is situated on the main East Coast Rail line.





Lease Terms

Rental price available on request from the letting agents.



Price: Upon application.



Lease Terms: The subjects are offered to let on standard commercial terms for a period to be negotiated



VAT: All figures are quoted exclusive of VAT at the prevailing rate.



Timing: Further detail on the timeline for completion can be provided upon request.



Rates: The subjects require to be assessed for rates on completion of the proposed development.



Energy Rating: The development will target an EPC rating of "C"



Invest in Angus

1. Angus is a go to place for business

Angus has a strongly pro-business climate. Business survival rates in Angus (for 2017–20) were 59.5% compared to 55.9% for Scotland. One of the key priorities for Angus Council is to make Angus 'a go to place for business' by engaging with businesses to develop services and work with the teams to make it easier, quicker and better to do business and invest in Angus.

2. Skilled and adaptable workforce

Angus has a well-qualified and adaptable workforce, with the skill sets appropriate to the needs of existing business sectors as well as those with potential economic growth.

The Business Angus team can help businesses relocating to or working in Angus with recruitment support ranging from pre-recruitment training, selection, apprenticeships and grant support.

3. Working in partnership

Business Angus works in close partnership with a number of businesses and organisations to develop strong industry and sector links to everyone's mutual benefit, including:

- Business Gateway
- Dundee & Angus Chamber of Commerce
- Dundee and Angus College
- Scottish Enterprise
- Scottish Development International
- Skills Development Scotland
- James Hutton Institute



4. Angus is great for work and play

Quality of life considerations are important to investment decisions. Green space, the cost of living, and leisure and cultural activities are all factors. Angus has breathtaking scenery, sandy white beaches, championship golf courses and stunning castles and historic houses.

House prices in Angus are 11% below the Scottish average – £161,616 compared to £180,822 (February 2022) .

5. Progressive City Deal partners delivering key regional priorities

Angus Council is one of the key partners in the Tay Cities deal. Deal partners believe that the partnership has the potential to secure over 6,000 jobs and lever in over £400 million over the next 10–15 years, reducing economic inequality and boosting productivity.

Key elements include :

£26.5m Angus Fund;
£3m Aspiring to Grow Fund;

£27 m Tourism & Culture Programme;
£1m Angus Digital Fund.

For more information or assistance on setting up or relocating your business here, please contact:

Email: info@investinangus.com Web: www.investinangus.com



Victoria Green

BUSINESS PARK

For more information,
please contact:

GRAHAM + SIBBALD

Andrew Dandie

Tel: 07803 896967

andrew.dandie@g-s.co.uk



Tel: 01241 852750

commercial@djlaing.co.uk

www.djlaing.co.uk/commercial

