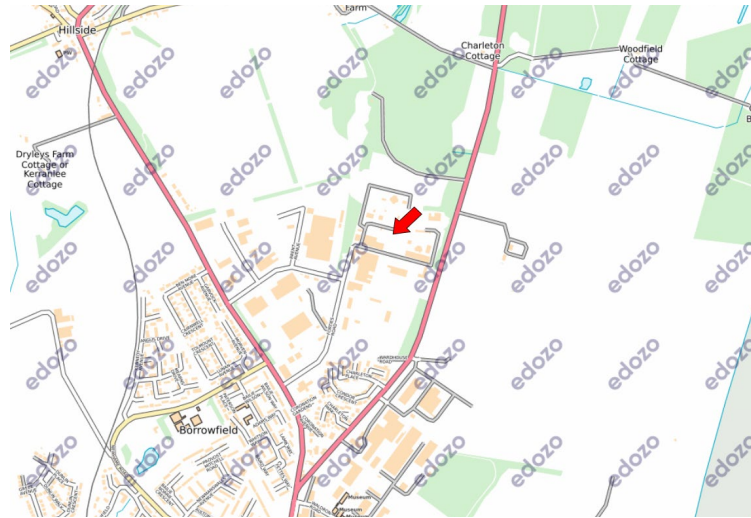


Montrose Commercial Park
Forties Road
Dundee
DD10 9ET

- Great Strategic Location
- Concrete Surface Yard
- Various Units
- May Suit a Variety of Occupiers
- All Enquiries Invited



To arrange a viewing please contact:



Andrew Dandie
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Charles Clark
Graduate Surveyor
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LOCATION

Montrose is an attractive traditional Scottish market town situated in the former Royal Burgh of Angus on the River Esk coastline. Montrose is located circa 35 miles south of Aberdeen and 30 miles north of Dundee along the A92 Aberdeen to Dundee coastal route. Montrose is an important service and employment centre for the north east of Scotland with a commercial port and major employers such as GlaxoSmithKline and Petrofac. The population of Montrose is circa 12,000 persons.

The subjects are located towards the end and on the North side of Forties Road. The site is positioned within the Forties Road Industrial Estate. Forties Road is accessible directly from the A937.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise large concrete surface yard space as well as a number of units of varying sizes. These have had mixed uses in the past which have included a training centre, office space and workshop areas.

The site would be suitable for a number of various occupiers dependent on requirements and subject to consents.

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 Net Floor Areas:

| UNIT | SIZE (SQ.M.) | SIZE (SQ.FT.) |
|-------------------|--------------|---------------|
| Training Building | 1,682 | 18,108 |
| Office | 473 | 5,094 |

RATEABLE VALUE

All information regarding the subjects Rateable Values can be found by visiting www.saa.gov.uk

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

All enquiries are invited for the subjects. Further information is available from the Sole Agents.

VIEWING

Viewing is through the Sole 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

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. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2023