

TO LET

INDUSTRIAL/WAREHOUSE

Area: 1269 sqm (13669 sq ft)

Rent: £36,000

Rateable Value: £23,800

EPC Rating: C

Unit 2

Broomfield Industrial
Estate

Montrose

Angus

DD10 8SY

For viewing and further information contact
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LOCATION

Montrose is an important service and employment Centre for north Angus and southern parts of Aberdeenshire, with a population of around 12000. The town is situated on the Angus coastline approximately 28 miles north of Dundee and 38 miles south of Aberdeen with good access to the local and national road network via the A92 coastal route with linkages to the A90 and the trunk road network. It is also served by the east coast railway line which provides strategic links to major Scottish cities and beyond. Montrose benefits from a deep water port which is within a mile of open sea, providing a sheltered haven almost ½ a mile long with no tidal restrictions. There are international airports at Aberdeen (46 miles) and Edinburgh (87 miles).

Broomfield Industrial Estate is in the north east of the town, close to the A92. Other occupiers include Pert Bruce, Safety Kleen UK Ltd and KRC International.



DESCRIPTION

Unit 2 Broomfield Industrial Estate is part of a former aircraft hangar of timber and corrugated iron construction. Roller shutter doors to the front elevation give access to a large open floor space with a concrete surface. A small block work building within the warehouse provides a toilet and wash hand basin. There is a single and three-phase electricity supply.

In accordance with the RICS Code of Measuring Practice (6th Edition), the Gross Internal Area is calculated to be: 1269 sq m (13669 sq ft).

LEASE TERMS

Unit 2 is offered for a minimum term of 6 years on a wind and watertight basis.

ENTRY

Entry is available subject to conclusion of Legal Missives.

RATING

The property has been assessed for rating purposes and entered in the Valuation Roll for the current year at £23,800.

The uniform business rate for commercial premises is currently 0.49 pence in the pound for the Financial Year 2024/2025. Qualifying occupiers may benefit from rates relief under the Small Business Bonus Scheme.

Estimate your rates bill using The Scottish Government's [Business Rates Calculator](#)

ENERGY PERFORMANCE CERTIFICATE RATING:

The property has a current EPC rating of C.

LEGAL COSTS

The ingoing tenants will be responsible for the reasonably incurred legal costs and registration dues. Approximately £545.20 + £44 registration fee.

VAT

Any prices quoted are exclusive of VAT (if applicable).



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