

TO LET
INDUSTRIAL UNIT WITH LARGE YARD



Unit 6 Broomfield Road, Broomfield Industrial Estate.,
Montrose, DD10 8SY

- Established Industrial Location
- Extends to 317.49 sq. m. / 3,417 sq. ft.
- Eaves Height of 6m

LOCATION

Montrose has a population of approximately 16,000 and is located on the East Coast of Scotland within the County of Angus.

The town is situated approximately 30 miles north of Dundee and 40 miles south of Aberdeen. Montrose is an important service and employment centre for the northeast of Angus, with a number of distinctive features including an attractive townscape, harbour and basin. Montrose's significance is enhanced by its location on the A92 as well as its links to the rail network.

Montrose is an attractive place to live as well as a popular destination for visitors, tourists and businesses.

The subjects themselves are situated within the heart of Broomfield Industrial Estate approximately 1 mile north east of Montrose Town centre.

The surrounding occupiers are primarily of mixed industrial nature including Pert Bruce Construction and J R Rix & Sons. A significant amount of the immediately adjacent stock comprises a former military air base.

DESCRIPTION OF PROPERTY

The subjects comprise a detached workshop premises contained within a large secure site. The subjects comprise a steel portal frame workshop unit held under a pitched roof. The walls comprise of brick/block construction all overlaid in profile metal sheeting.

The site is surfaced in a mixture of tarmac and carparking to the front concrete/hardstanding and landscaping to the sides and rear.



Access to the workshop is via two vehicle electric shutter doors on the north and south elevations of the building. Internally the workshop incorporates former inspection pits which have been filled and capped along with office/reception area.

The subjects have a clear eaves height of approximately 6 metres.

ACCOMMODATION

Workshop 317.49 sq. m. / 3,417 sq. ft.

The entire site extends to approximately 0.9 acres.

RATEABLE VALUE

The subjects have a Net and Rateable Value of £19,600.

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

TERMS

The subjects are available To Let for £25,000pa. Further information is available from the Sole Letting Agents.

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.

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To arrange a viewing please contact:



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Director

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IMPORTANT NOTICE

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