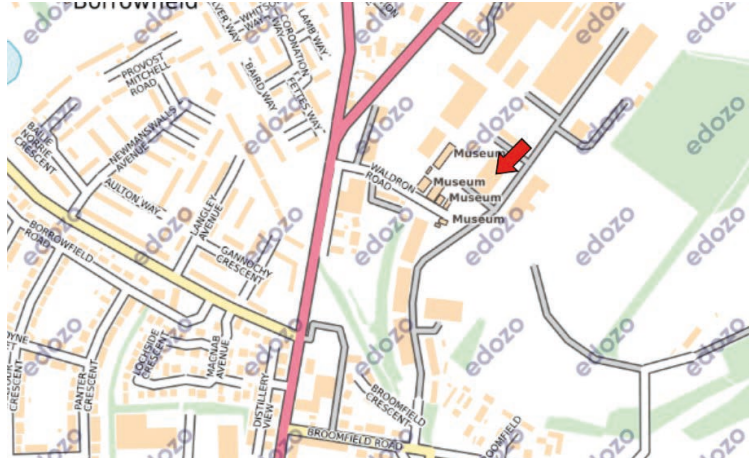




Unit 6A  
Broomfield Industrial Estate  
Montrose, DD10 8SY

- Recently Refurbished Warehouse
- Established Industrial Location
- Private Yard
- Extends to 1,575 sq.m. / 16,953 sq.ft.
- All Enquiries Invited



## 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.

More precisely, the subjects are located to the north-east of Montrose town centre and to the north of Broomfield Road on Broomfield Crescent. The property is positioned within the Broomfield Industrial Estate.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a substantial steel frame former military aircraft shed

contained within a secure site with areas of secure yard.

Access to the unit is provided by way of multiple pedestrian and vehicle sliding doors on both the north and south elevations of the building. Internally the unit comprises open plan vacant space. There is both a toilet block and office block within.

## 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 Gross Floor Areas:

Unit	Size (SQ.M)	Size (SQ.FT)
Unit 6A	1,575	16,953

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £19,900.

The unified business rate for the year 2022/2023 is 49.8p exclusive of water and sewerage rates.

## 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

The subjects are available To Let. Further information is available from the Sole Letting Agents.

## VIEWING

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

To arrange a viewing please contact:



**Grant Robertson**  
Director  
07900 265516  
Grant.Robertson@g-s.co.uk



**Charles Clark**  
Graduate Surveyor  
07423 693461  
Charles.Clark@g-s.co.uk

## 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. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2022