

TO LET

Workshop/Storage Units



Units 1A and 2A , 6 Brent Avenue,  
Montrose, DD10 9PB

- New Build Workshop/Storage Units
- Popular and Established Industrial Location
- Extends to 58.18 SQ.M. / 626 SQ.FT.
- Suitable for a Variety of Uses
- May Qualify for 100% Rates Relief

## 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's significance is enhanced by its location on the A92 as well as its links to the rail network. Montrose is a popular destination for visitors, tourists and businesses.

More precisely, the subjects are situated on the north side of Brent Avenue, immediately to the east of its junction with the A937. The subjects are positioned within the Forties Road Industrial Estate.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise two new build stand-alone timber framed workshop/storage units. Access is gained via a manual roller door and a pedestrian door.

Internally, the subjects consist of a concrete floor, painted walls and strip lighting. The subjects may suit a variety of uses, subject to all necessary consents.

Each unit benefits from 2x parking spaces.



## ACCOMMODATION

We have measured the property to arrive at the following Gross Internal Area:

Unit	Size (SQ.M)	Size (SQ.FT)
1A	29.09	313
2A	29.09	313
<b>TOTAL</b>	<b>58.18</b>	<b>626</b>

## RATEABLE VALUE

The subjects have a Net and Rateable Value of:

1A - £2,300  
2A - £2,300

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves in this regard.

## 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 for a term to be negotiated. Further information available from the Sole Letting Agents.

## VIEWING

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

To arrange a viewing please contact:



**Andrew Dandie**  
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07803 896 967



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## IMPORTANT NOTICE

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