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WAREHOUSE / OFFICES AND YARD

- > SUBSTANTIAL REFURBISHED WAREHOUSE, WORKSHOP AND ASSOCIATED OFFICE SPACE WITH EXTERNAL YARD AND PARKING WITHIN ESTABLISHED INDUSTRIAL ESTATE.
- > UP TO 10,111 SQ.M (108,831 SQ.FT) OR THEREBY
- > UNIT 8 – 7,317 SQ.M (78,756 SQ.FT.)
- > UNIT 8A – 2,794 SQ.M (30,075 SQ.FT)
- > FURTHER SUB-DIVISION POSSIBLE TO FORM UNITS FROM CIRCA 1,549 SQ.M (16,673 SQ.FT).
- > RENTAL OFFERS INVITED

TO LET

UNIT 8 AND 8A, BROOMFIELD INDUSTRIAL ESTATE, MONTROSE, DD10 8SY

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UNIT 8 AND 8A, BROOMFIELD INDUSTRIAL ESTATE, MONTROSE

LOCATION

Montrose has a population of circa 13,250 (source: Angus Council) and is one of the principal towns in the Angus region. Montrose is positioned on the northeast coast of Scotland, approximately 40 km (30 miles) north of Dundee and 61 km (38 miles) south of Aberdeen.

The town sits on the East Coast Railway Line linking London and Aberdeen and connects into the trunk road network via the A92 coastal tourist route and the A935, Brechin Road.

Montrose is an important employment centre for the northeast, providing a busy commercial port for the agricultural, oil and gas industries. As well as being an attractive place to live, Montrose is also a popular destination for tourists.

The subjects are located on the west side of Broomhill Road which runs through Broomhill Industrial Estate to the northeast of the Town Centre.

Broomhill is one of the principal industrial estates within the town and is the site of the Montrose Air Museum alongside a number of national and local businesses.

Surrounding occupiers include Pert Bruce, National Oilwell Varco, Safety Kleen and Tayside Contracts to name a few.

ACCOMMODATION

UNIT	SQ.M.	SQ.FT.
Unit 8*	7,317	78,756
Unit 8A	2,794	30,075
Total	10,111	108,831

The above areas have been calculated from on-site measurements on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

* Plus secure yard circa 0.26 Ha (0.65 Acres) or thereby.





DESCRIPTION

The subjects comprise an industrial site extending to circa 1.93Ha (4.78 Acres) or thereby and comprising traditional warehouse, workshop and office space over ground arranged around a central courtyard with an associated car parking and secure yard areas around the access road.

Unit 8 – Main Production Building

The subjects comprise an extensive production unit of steel frame construction with brick infill walls, externally harled and with profile metal sheet cladding. There is further office and workshop accommodation within a lean-to section to the east of the building.

The original building has been extended to the rear to provide further storage/workshop accommodation which potentially could be sub-divided to suit smaller requirements.

Loading is through the front and side elevations via doors of no less than 4.5 metres wide by 4.8 metres high.

The property provides column-free space and working heights between 4.7 and 5.5 metres.

Adjacent to the south of the building there is an extensive car park/access area and further to the south a secure yard circa 0.26 Ha (0.65 Acres) or thereby.

The building is currently undergoing refurbishment works.

Unit 8A – Separate Warehouse

The warehouse is of more modern construction and is of steel portal frame construction with profile metal sheet cladding under a pitched roof. The building is more regular in configuration and provides extensive storage and / or warehouse accommodation.

The warehouse benefits from an eaves height of circa 7 metres up to an apex circa 9.5m. Vehicular access is provided by way of 3 separate sliding doors to the east elevation.

The subjects are currently held under lease and will be available from February 2024.

PROPOSAL

Our client is seeking rental offers for the subjects in part or as a whole.

Incentives may also be available subject to tenant covenant and requirements.

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Unit 8	£132,750.
Unit 8A	£50,700.

The Unified Business Rate (UBR) for the financial year 2023/2024 for properties with a rateable value up to £51,000 is 49.8p. Properties with a rateable value of between £51,001 and £100,000 will have a UBR of 51.1p and those above £100,000 will pay based on a UBR of 52.4p. (All exclusive of water and sewerage rates).

Reassessment will be required should the subjects be sub-divided.

Any ingoing tenant will have the right to appeal the rateable value for a period of up to 6 months upon occupation.

EPC

Awaiting confirmation.

VAT

For the avoidance of doubt all prices quoted are exclusive of VAT, which may be applicable.

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 13 Albert Square, Meadowside, Dundee, DD1 1XA (01382) 878005

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