

**EPC  
RATING  
'A'**

**TO LET / MAY  
SELL**

**MODERN  
INDUSTRIAL UNIT**

Located within an established industrial location

Gross Internal Area : 1,363.36 sqm (14,675 sqft)

Yard – 1.69 acres

Rental - £95,000 per annum

Price – offers invited



WHAT 3 WORDS

**SITE 8, BRENT AVENUE, MONTROSE, DD10 9PB**

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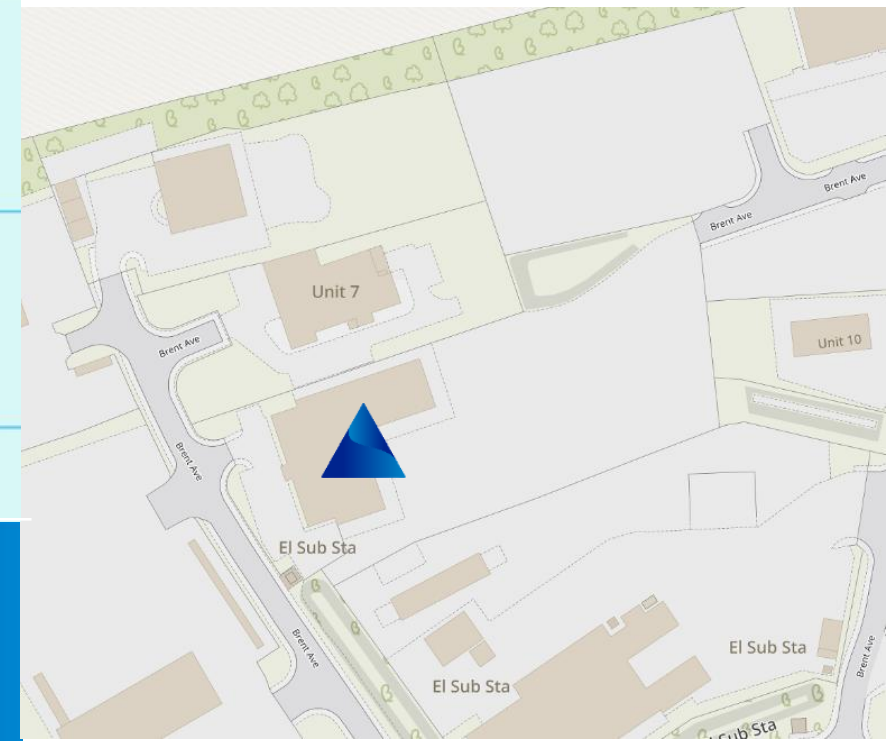
# Location

SITE 8, BRENT AVENUE, MONTROSE, DD10 9PB



The subjects are situated within Montrose a popular market town situated on the Angus coastline approximately 30 miles north of Dundee and 38 miles south of Aberdeen with good access to the local and national road networks via the A90, A92 coast road, and Montrose Deepwater Port.

The property itself is located to the north side of Brent Avenue within a cul-de-sac which also serves a number of other commercial occupiers



Modern Industrial Unit with offices and substantial yard



FIND ON GOOGLE MAPS



# Description

SITE 8, BRENT AVENUE, MONTROSE, DD10 9PB



The subjects comprise of a modern industrial facility which was completed in 2012 and comprises of an office, workshops/warehouses and secure yard accommodation.

The building is of a steel portal frame construction with the office being located at the front of the site along with 15 car parking spaces and the workshops/warehouses and yard at the rear.

The workshops/warehouses have been clad in insulated profiled metal sheeting with the roofs over being pitched and similarly clad incorporating a number of translucent roof panels.

Internally the flooring is of a solid concrete design with the walls and ceilings to the inside face of the cladding. The flooring also includes an insulation floor slab with a 150mm concrete floor slab over. The workshops/warehouses benefit from having a total of 6 up and over doors and an eaves height of 7.50 metres.

The office area has been externally clad in a composite panel finish with the roof over being mono-pitched clad in insulated profiled metal sheeting.

Internally the walls and ceilings are of a painted plasterboard design with the flooring being finished in carpet. The space is laid out to provide a reception area, cellular and open plan office accommodation along with toilet and kitchen facilities.





# Aerial View of Site

SITE 8, BRENT AVENUE, MONTROSE, DD10 9PB





## Accommodation

The subjects have been measured on a gross internal area basis and provide the following accommodation:

	m <sup>2</sup>	ft <sup>2</sup>
Workshop/Warehouse 1	643.60	6,928
Workshop/Warehouse 2	396.80	4,271
Office	322.96	3,476
<b>TOTAL</b>	<b>1,363.36</b>	<b>14,675</b>

## Yard

The subjects benefit from a yard measuring 1.69 acres which has been measured using online mapping software.

## Rental

£95,000 per annum.

## Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

## Price

Offers are invited for our clients interest in the property.

## Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £56,100.

An incoming occupier would have the opportunity to appeal the rateable value.

## Energy Performance Certificate

The subjects currently have an EPC rating of 'A'.

Further information and a recommendations report are available to seriously interested parties upon request.

## Entry

Immediately upon completion of legal formalities.

## VAT

All figures quoted are exclusive of Value Added Tax.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## Offers & Viewings

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis.

## Get in Touch

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



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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