



INDUSTRIAL FACILITY WITHIN ESTABLISHED INDUSTRIAL ESTATE
WITH LARGE SECURE CONCRETE YARD



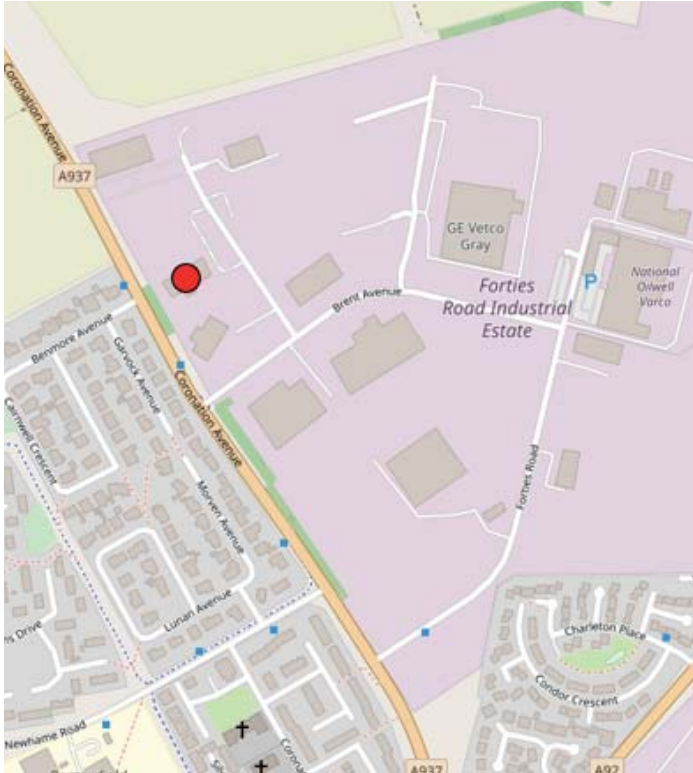
FOR SALE

Brent Avenue, Forties Road Industrial Estate, Montrose

DD10 9PB | 1,142.5 sq.m. (12,297 sq.ft) on a site of c. 1.12 Ha (c 2.77 acres)

To request a viewing call us on 01224 572661

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INDUSTRIAL FACILITY WITH LARGE SECURE CONCRETE YARD

LOCATION

The property is situated on the west side of Brent Avenue within the established Forties Road Industrial Estate in Montrose. Forties Road Industrial Estate is one of the main industrial hubs in Montrose and is home to a wide range of occupiers including NOV, Baker Hughes, John Lawrie Tubulars and Dingbro. The Estate lies to the north of the A937 and provides good access to the trunk Road network and Montrose Port, approx. 2.5 miles to the south.

DESCRIPTION

The property comprises a modern steel portal frame warehouse, with profile clad walls and roof, incorporating natural roof lights. There is a single storey office block to the front with further offices, canteen and locker room etc situated on the mezzanine, in addition to open storage. The warehouse benefits from concrete floors, 2 electrically operated roller shutter doors c 4.7 (w) x 4.2 (h) and 5.4 (w) x 4.0 (w) and an eaves height of c 6m. The warehouse benefits from 2 No. 5t cranes and LED lights.

There is a substantial concrete surfaced yard, c. 1.85 acres, with secure access. There is existing infrastructure for 3 electric vehicle charging points and parking for c 23 cars.

FLOOR AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate gross internal areas calculated:-

Warehouse	733.1 sq.m	7,891 sq.ft
Yard Stores	85.4 sq.m	919 sq.ft
Welfare	20.5 sq.m	221 sq.ft
Offices GF	164.0 sq.m	1,765 sq.ft
Mezz Offices etc	85.7 sq.m	922 sq.ft
Mezz Storage	53.8 sq.m	579 sq.ft
Total	1,142.5 sq.m	12,297 sq.ft
Concrete Yard	c. 1.85 acres	80,589 sq.ft

TENURE

Heritable (Scottish Equivalent of Freehold).



All steel racking to be removed from Warehouse and Yard



PRICE

Offers in excess of £950,000 Exc VAT are invited.

RATEABLE VALUE

The building is contained in the valuation roll as having a rateable value of £36,200, effective 1 April 2023.

RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

EPC

A13. Copy available on request.

VAT

Payable in addition to the purchase price at the prevailing rate.

LEGAL COSTS

Each party will bear their own costs. The purchaser will be responsible for LBTT and Registration Dues

ENTRY

On conclusion of Legal Missives.

ANTI MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

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VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.



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