

FG Burnett

For Sale

Brent Avenue

Forties Road Industrial Estate,
Montrose, DD10 9PB

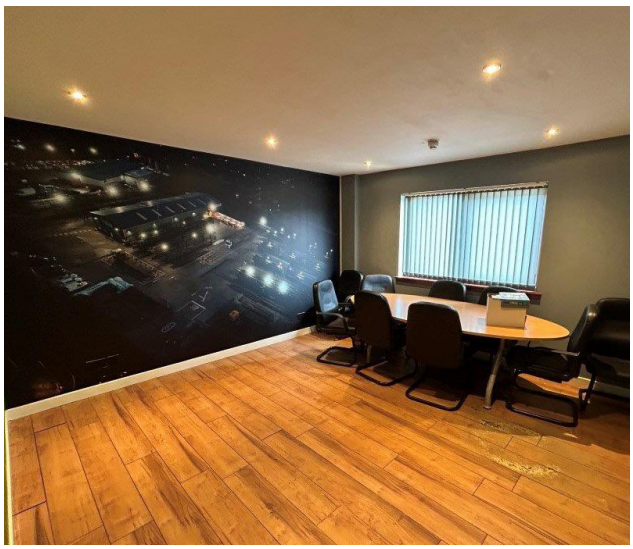
1,142.5 sq.m | 12,297 sq.ft on a site of c. 1.12 Ha c. 2.77 acres)

- Industrial Facility within established Industrial Estate
- Large Secure Concrete Yard
- £600,000

All enquiries:
01224 572 661

fgburnett.co.uk



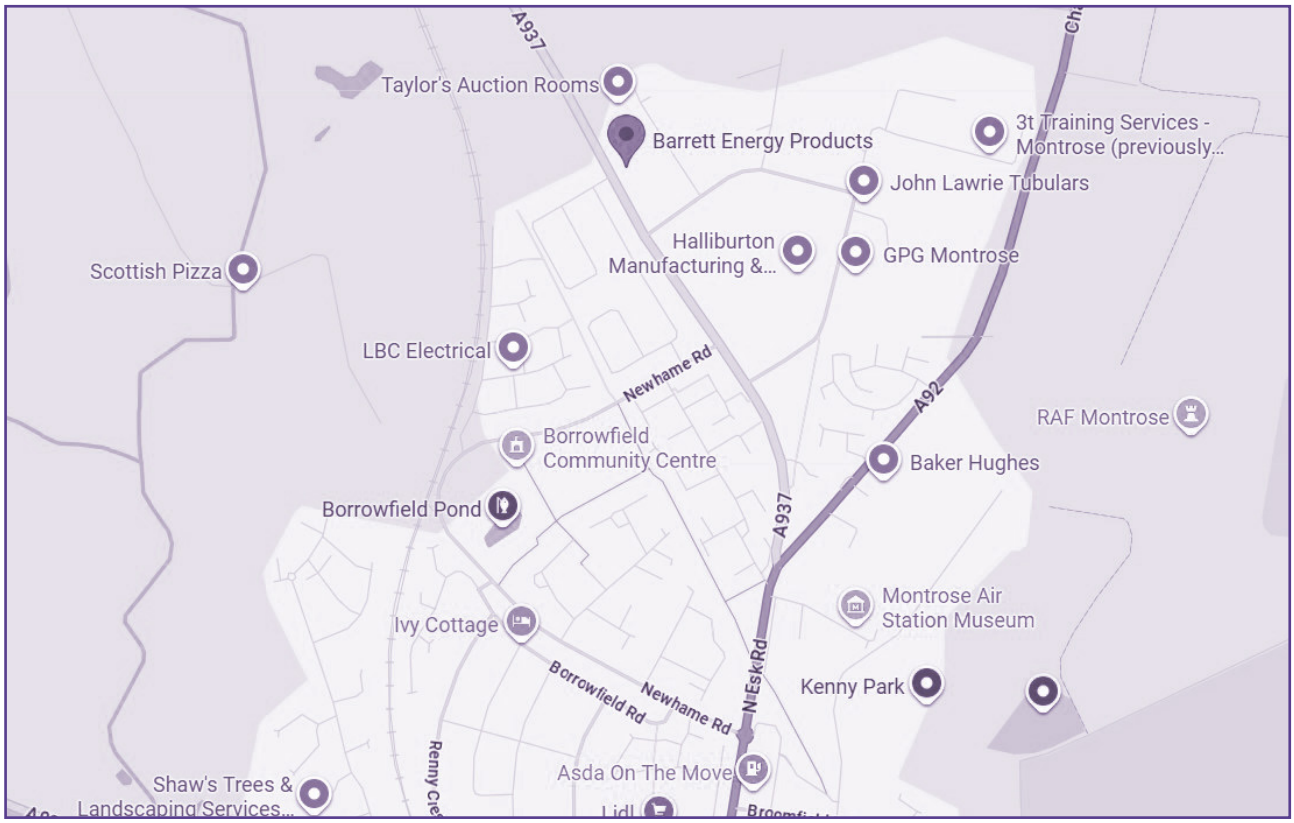












Location

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 2 No. low height roller shutters with conveyor belt system 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 Area

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal area 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).

Price

£600,000.

Rateable Value

The Valuation Roll shows a total Rateable Value of £41,000 effective from 1st April 2026.

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at **www.saa.gov.uk**

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.

AML

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

Entry

On conclusion of legal missives.

FG B



Viewings & Offers

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

Jonathan Nesbitt

t: 01224 597 531

e: jonathan.nesbitt@fgburnett.co.uk

Hollie Stevenson

t: 01224 597 533

e: hollie.stevenson@fgburnett.co.uk

fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of His Majesty's Stationery Office. © Crown Copyright PU 100017316.

No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants, a request for information will be made at the appropriate time.