

TO LET

**WAREHOUSE
STORAGE UNITS**

Located within established
Broomfield Industrial Estate

Quick Entry Available

8B – 1,549 sq. m (16,673 sq. ft)

8C – 2,378 sq. m (25,597 sq. ft)

**CAN BE COMBINED TO SUIT
LARGER REQUIREMENTS**

RENTS FROM

£3 PER SQ.FT.



**UNITS 8B & 8C, BROOMFIELD INDUSTRIAL ESTATE,
MONTROSE, DD10 8SY**

CONTACT: Gavin Russell g.russell@shepherd.co.uk | 01382 878005 | shepherd.co.uk
Oliver Farquharson oliver.farquharson@shepherd.co.uk





Location

UNITS 8B & 8C, 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.

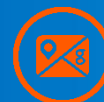
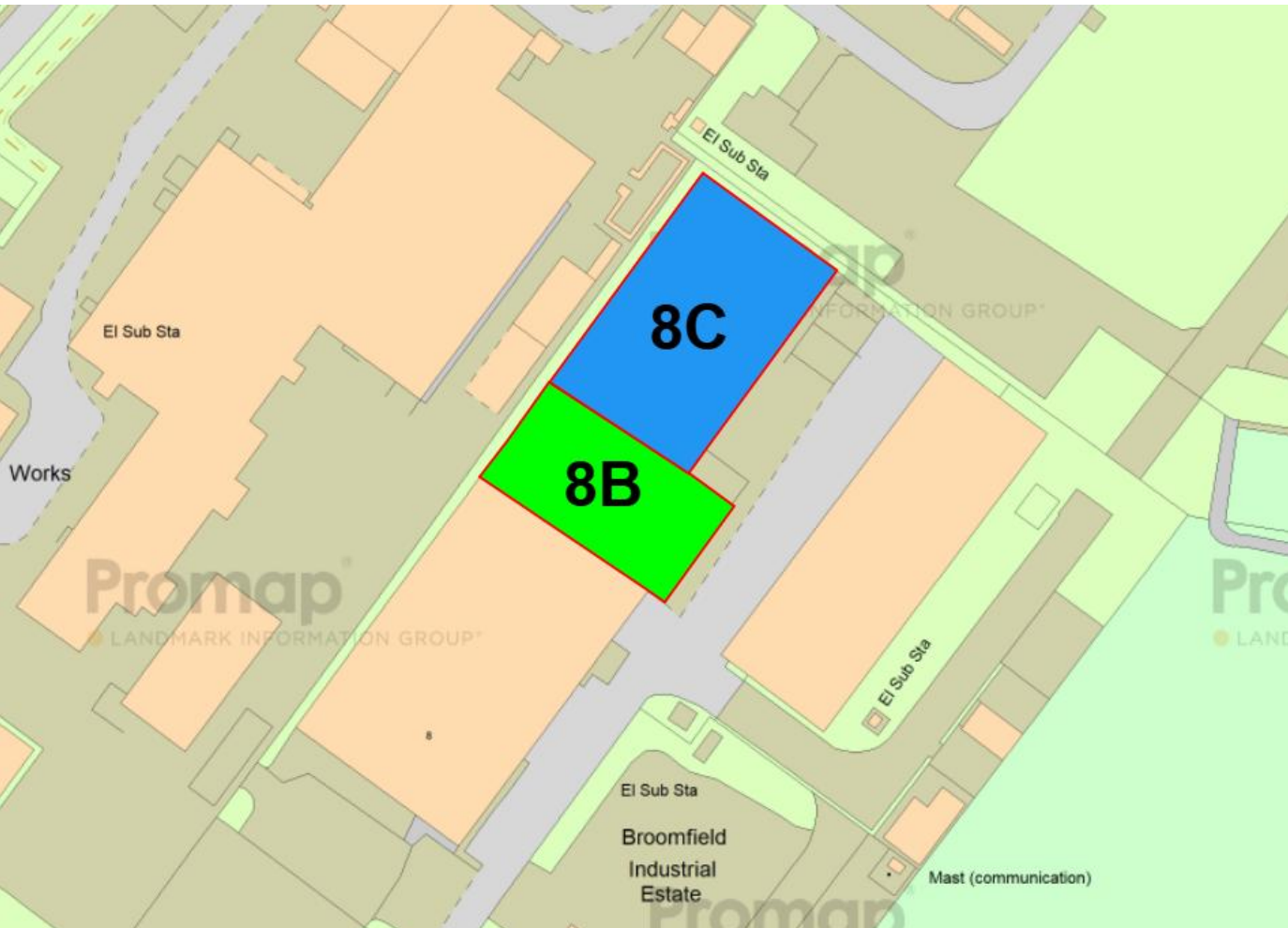
The town sits on the East Coast Railway Line linking London and Aberdeen and connects into the trunk road network via the A92 coastal tourist route and the A935, Brechin Road.

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.



FIND ON GOOGLE MAPS





The Detail

UNITS 8B & 8C, BROOMFIELD INDUSTRIAL
ESTATE, MONTROSE

DESCRIPTION

The subjects comprise 2 adjoining warehouse units contained within a large secure site arranged around a central courtyard with secure gated access.

The subjects comprise a steel frame warehouse units partly with brick infill walls and a mix of harled and profile metal sheet claddings.

The properties provide column-free space and working internal heights between 4.5 and 5.5 metres.

RENTAL

Our clients are inviting rental offers for a negotiable term of years for the subjects in part or as a whole.

Please call for further details.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

Our client has informed us that VAT is not payable on the annual rent.

ACCOMMODATION

The units extend to the following;

	m ²	ft ²
Unit 8B	1,549	16,673
Unit 8C	2,378	25,597
TOTAL	3,927	42,270

The above floor areas have been calculated on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition).

RATEABLE VALUE

The subjects will require assessment for non-domestic rates purposes.

Please call for further details.

The unified business rate for the financial year 2026/2027 is 48.1p for properties with a rateable value up to £51,000 and 53.3p thereafter up to £100,000.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

Get in Touch

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



Gavin Russell
g.russell@shepherd.co.uk



Oliver Farquharson
Oliver.farquharson@shepherd.co.uk

Shepherd Chartered Surveyors
13 Albert Square Dundee, DD1 1XA
t: 01382 878005



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.

[shepherd.co.uk](https://www.shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE JULY 2026

