

TO LET

Industrial with office space

Area: 490.97 sqm (5285 sq ft)

Rent: £36,000

Rateable Value: £26,900

EPC Rating: G

Unit 5a
Brechin Business Park
West Road
Brechin
Angus
DD9 6RJ

For viewing and further information contact
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LOCATION

The historic market town of Brechin functions as an employment, commercial and service centre in North Angus. With a population of approximately 7000, Brechin is one of the principal rural settlements within Angus and its location adjacent to the A90 dual carriageway, with grade separated junctions, affords excellent access to the local and national road network. Brechin is approximately 25 miles north of Dundee and 38 miles south of Aberdeen. It is approximately 8.5 miles from Montrose, providing the nearest rail service and deep water port. There are international airports at Aberdeen (45 miles) and Edinburgh (83 miles).

Brechin Business Park lies less than a mile to the west of Brechin town centre along the A935, immediately adjacent to and visible from the A90 trunk road. It provides an accessible and attractive business location which has attracted a wide variety of companies including Hydrus, Continental Alloys and multiple local businesses.



DESCRIPTION

Unit 5a is part of a terrace, purpose-built, modern facility of steel portal frame with block work construction, clad externally in stone and profiled metal sheeting.

Unit 5a is an industrial unit with office space capable of housing a number of uses. It has a large open workshop area, with roller shutter door, open reception area, office area, male/female toilets and kitchenette.

In accordance with the RICS Code of Measuring Practice (6th Edition), the Gross Internal Area is calculated to be: 490.97sq m (5285 sq ft)

LEASE TERMS

Unit 5a is offered for a minimum term of 6 years on a wind and watertight basis.

ENTRY

Entry is available subject to conclusion of Legal Missives.

RATING

The property has been assessed for rating purposes and entered in the Valuation Roll for the current year at £26,900.

The uniform business rate for commercial premises is currently 0.49 pence in the pound for the Financial Year 2023/2024. Qualifying occupiers may benefit from rates relief under the Small Business Bonus Scheme.

Estimate your rates bill using The Scottish Government's [Business Rates Calculator](#) (this link uses the draft valuations for 2022/2023).

ENERGY PERFORMANCE CERTIFICATE

RATING:

The property has a current EPC rating of G.

LEGAL COSTS

The ingoing tenants will be responsible for the reasonably incurred legal costs and registration dues. Approximately £575.60 + £44 registration fee.

VAT

Any prices quoted are exclusive of VAT (if applicable).



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