

# TO LET

## Modern Office Block

**William Wallace House, Orchardbank Business Park, Forfar, DD8 1WH**



- Net Internal Area 1,042.6 sq.m (11,222 sq.ft).
- Easy Access to Trunk Road Links
- Prime Location.
- Office/Open Plan Accommodation.
- Asking Rent on Application.

### VIEWING & FURTHER INFORMATION:

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### LOCATION

Forfar is one of the principal towns within the local authority region of Angus and is situated some 27km (17 miles) north of Dundee and 84km (52 miles) south of Aberdeen, just to the east of the A90 dual carriageway.

The town has a resident population of approximately 14,000 persons (source: Angus Council).

The subjects are situated in the Orchardbank Business Park off the A90 dual carriageway.

The surrounding properties are of a similar type and nature.

### DESCRIPTION

The subjects comprise a detached two storey office block built around 2005.

The subjects provide ground and first floor accommodation.

The main walls are of traditional construction whilst the roof

over is of pitched timber construction laid in tiles. The floors are of suspended timber and the windows are double glazed.

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### ACCOMMODATION

We calculate the net internal floor area of the subjects over the two floors extends to 1,042.6 sq.m. (11,222 sq.ft).

The floor area has been presented on a net internal area basis in accordance with RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice (Sixth Edition).

There is a car park to the front of the property.

The subjects are supplied with mains electricity, gas and water and drainage is assumed to be connected to the main public sewer.

### RATEABLE VALUE

The premises have been assessed for rating purposes and are

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entered in the Valuation Roll at:

Net and rateable Value: £84,500

The proposed Unified Business Rate for the financial year 2017/2018 is 49.2 pence exclusive of water and sewerage.

#### ENERGY PERFORMANCE CERTIFICATE

The property currently has an EPC rating of 'E' and the full EPC is available to seriously interested parties.

#### ASKING RENT

Our clients are seeking offers for their leasehold interest in the property.

#### LEGAL COSTS

Both parties shall be responsible for their own legal costs with the tenant responsible for any Land and Building Taxes (LBTT) and registration dues etc.

#### VAT

All prices exclude VAT.

#### MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.

#### VIEWING

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

A 13 Albert Square, Dundee, DD1 1XA

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