



- **Gross Internal Area 1,429 sq.m (15,359 sq.ft).**
- **Easy Access to Trunk Road Links**
- **Prime location**
- **Immediate Entry Available**
- **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 27 km (17 miles) north of Dundee and 84 km (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 2006.

The subjects provide surplus office accommodation over ground and first floor level. The building can be rented as a whole or in part.

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.

ACCOMMODATION

We calculate the gross internal floor area of the subjects extends to 1,429 sq.m (15,359 sq.ft).

The foregoing areas have been calculated on a Gross Internal Area basis in accordance with RICS Property Measurement professional Statement (Second Edition, May 2018) 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, water and drainage is assumed to be connected to the main public sewer.

TO LET

Modern Vacant Office Block

St Margarets House, Orchardbank Business Park, Forfar, DD8 1WH

ASKING RENT

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

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the valuation Roll at:

Net and Rateable value: £95,500.

The Unified Business Rate for the financial year 2019/2020 is 51.6 pence exclusive of water and sewerage.

ENERGY PERFORMANCE CERTIFICATE

The property has a current Energy Performance Rating of:

'D'

Further information and a recommendation report is available to seriously interested parties on request.

VAT

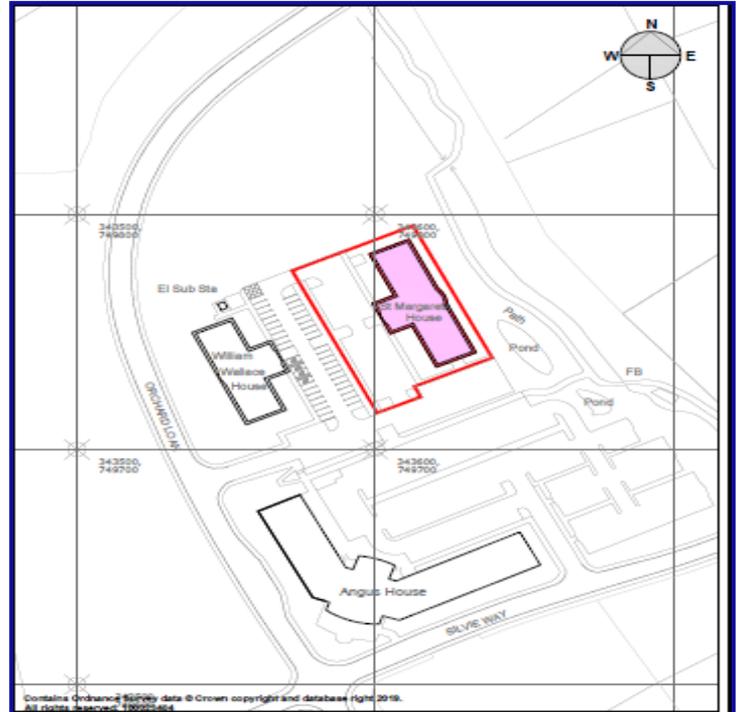
For the avoidance of doubt all prices quoted are exclusive of VAT.

LEGAL FEES

Each party shall be responsible for their own legal costs with the ingoing tenant assuming responsibility for LBTT and registration dues.

MONEY LAUNDERING

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.



VIEWING

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

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