

TO LET
INDUSTRIAL UNIT



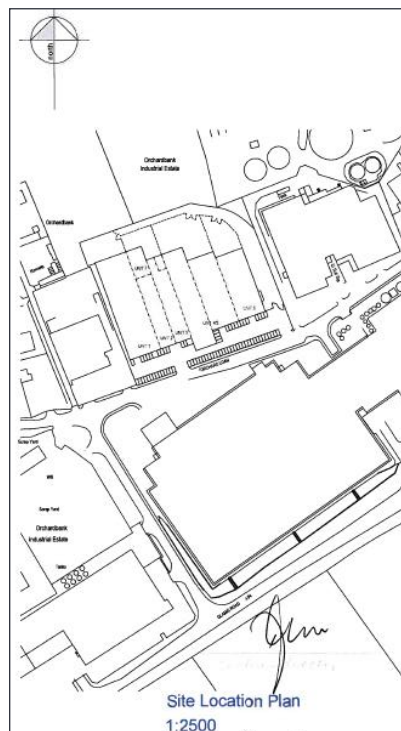
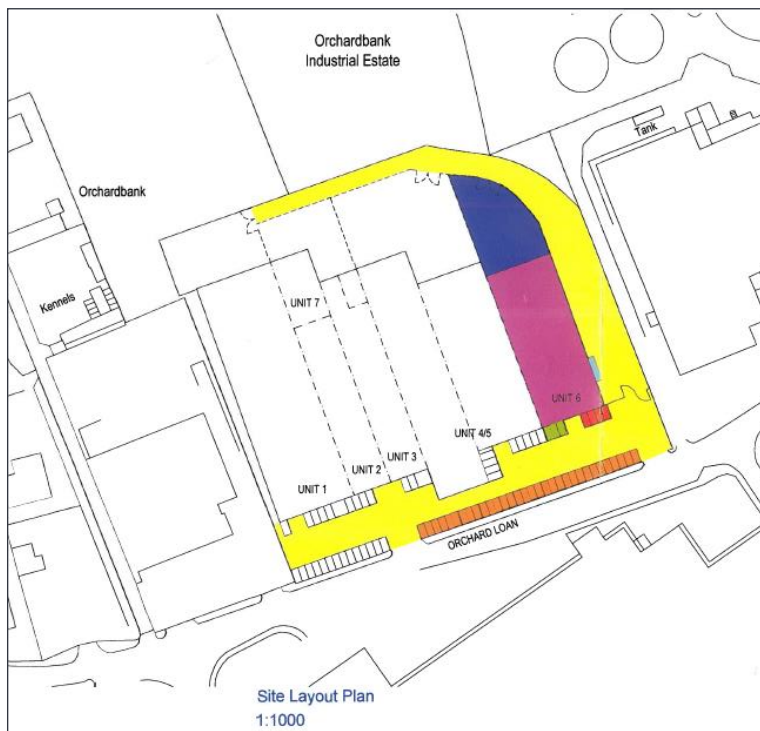
Unit 6 Orchard Loan
Orchardbank Industrial Estate
Forfar, DD8 1TD

- Fitted out as Trade Counter
- Dedicated Secure Yard
- 1,292.5 sq.m. / 13,912 sq.ft.

LOCATION

Forfar is located 17 miles north of Dundee and 32 miles south of Aberdeen with direct access to the A90 trunk road. The town has a population of approximately 14,000 and is the principal market town within Angus while also serving a wider rural population.

The subjects are located within the Orchardbank Industrial Estate, the towns prime commercial area. The subjects lie to the west of the town centre with excellent road links to the A90 trunk road. The surrounding area has a mix of national and local occupiers.



DESCRIPTION

The subjects comprise an end-terrace industrial warehouse building of steel portal frame construction with brick/concrete block infill walls, under profile clad roof. The subjects have roller access doors on the north and south gable.

Internally, the subjects have solid concrete flooring throughout and are fitted out as a trade counter/office area including staff facilities as well as having an extensive mezzanine storage area.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement to arrive at the following Gross Floor Areas:

Floor	Description	Size (SQ.M)	Size (SQ.FT)
Ground	Showroom/Office & Warehouse	1,292.5	13,912

Mezzanine — 163.4 sq.m./ 1,759 sq.ft.

Dedicated Yard — 700 sq.m.

RATEABLE VALUE

The subjects have a Net and Rateable Value of £27,600.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.



VAT

All figures are quoted exclusive of VAT unless otherwise stated.

EPC

Available on request.

To arrange a viewing please contact:



ANDREW DANDIE

Divisional Director

andrew.dandie@g-s.co.uk

07803 896 967



CHARLES CLARK

Property Agent

charles.clark@g-s.co.uk

07423 693 461

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.