

**TO LET / MAY SALE**  
AVAILABLE IN PART OF WHOLE

**GRAHAM  
SIBBALD**



**Angus House, Silvie Way,  
Orchardbank Industrial  
Business Park, Forfar, DD8 1AE**

- Rarely Available 'HQ' Style Office Building
- Prominent building adjacent to A90
- Available in part or full
- Substantial Car Parking
- All enquires

## LOCATION

Forfar is located 17 miles north of Dundee and 32 miles south of Aberdeen, accessed from the A90 dual carriageway. With a resident population of approximately 14,000, it forms one of the principal market towns within the district of Angus and is also a popular commuter hub benefiting from a vibrant town centre at its heart.

The subjects are located within Orchardbank Business Park approximately 1 mile west of Forfar town centre.

## DESCRIPTION OF PROPERTY

The subjects comprise a prominent purpose built headquarter type office pavilion over 3 storeys situated within its own landscaped grounds with extensive car parking. Internally, the subjects comprise modern office accommodation throughout.

The building comprises largely open plan, modern office accommodation split between north and east wings. The central core of the building comprises a reception area on the ground floor with various meeting and board rooms, staff welfare facilities and passenger lift serving the upper floors. Finishes throughout generally comprise carpeted office suites with suspended ceilings, plastered and painted walls.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following net floor areas:

FLOOR	DESCRIPTION	SQ.M.	SQ.FT
Ground	Reception, Office	1,637	17,620
First	Office	1,656	17,825
Second	Office	1,225	13,185
<b>Total</b>		<b>4,518</b>	<b>48,631</b>

## RATEABLE VALUE

The subjects have a Rateable Value of £237,000 for the financial year 2024/2025

## TERMS

The subjects are available TO LET in whole or on a possible suite, wing or floor basis.

The subjects are also available to purchase in whole.

All further details available from the sole agent.

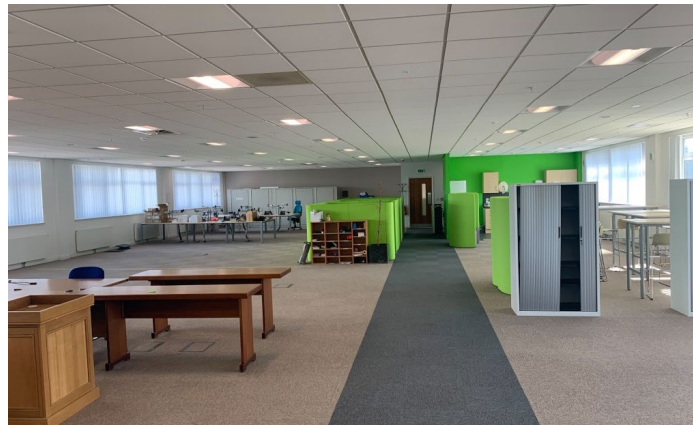
## LEGAL COSTS + VAT

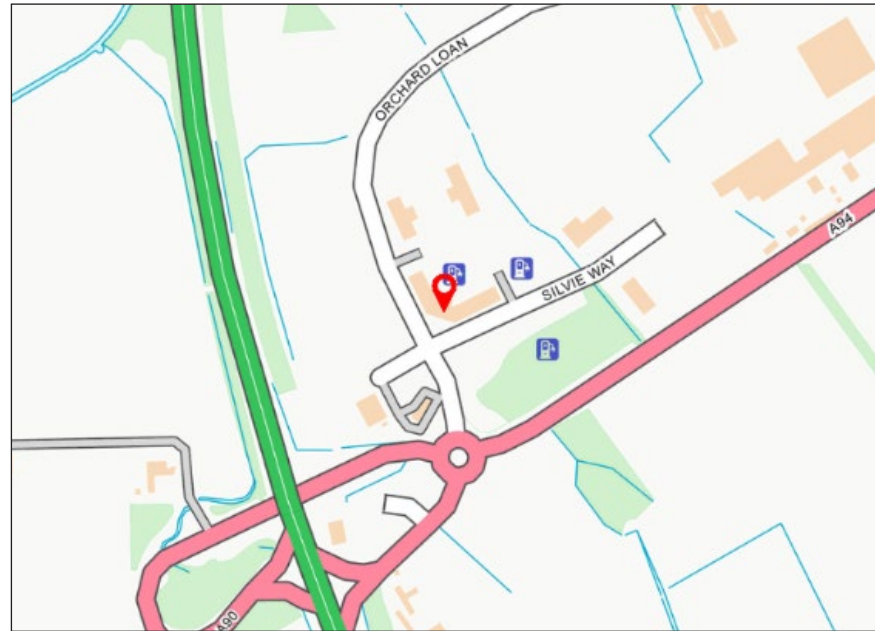
Each party to pay for their own incurred legal costs.

For the avoidance of doubt all figures quoted are exclusive of VAT

## EPC

Available on request





To arrange a viewing please contact:



**Grant Robertson**  
 Director  
 01382 200064  
 Grant.Robertson@g-s.co.uk

**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

**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. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2024