Angus Council
Comhairle Aonghais

TO LET

OFFICE

Area: 380 sqm (4095 sq ft)

Rent: £28,000

Rateable Value: £21,700

EPC Rating: F

Unit 18
Arbroath Business Centre
Dens Road
Arbroath
Angus
DD11 1RS

For viewing and further information contact
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LOCATION

Arbroath is the largest town in Angus and is positioned on the north-east coast of Scotland approximately 15 miles north-east of Dundee, and 50 miles south of Aberdeen.

The town has a resident population of around 23,500 and benefits from good communications, being adjacent to the A92 which links with Montrose in the north and is dualled to Dundee in the south. It is served by the east coast railway line, and has a commercial harbour and leisure Marina.

Arbroath Business Centre lies approximately ½ a mile to the north west of the town centre in a well-established, mixed use area. A two-storey building comprising 27 units provides workshop/industrial/storage units and offices. The subjects are accessed directly from Dens Road. Private parking is available adjacent to the business centre.



DESCRIPTION

Unit 18 is a ground floor office space with access via a shared reception area. It comprises various individual offices and open plan work spaces, with kitchen facilities and access to communal WC facilities.

In accordance with the RICS Code of Measuring Practice (6th Edition), the Gross Internal Area is calculated to be: 378 sq m (4060 sq ft).

Services:

All water, wastewater and surface water drainage charges are included in the rent.

LEASE TERMS

Unit 18 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 £21,700.

The uniform business rate for commercial premises is currently 0.48 pence in the pound for the Financial Year 2026/2027. 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

ENERGY PERFORMANCE CERTIFICATE RATING:

The property has a current EPC rating of F.

LEGAL COSTS

The ingoing tenants will be responsible for the reasonably incurred legal costs and registration dues. Approximately £499.60 fee, £80 plan and £44 registration fee.

VAT

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



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