

TO LET

MODERN OFFICE BLOCK

Area: 169.1 sq m (1,820 sq ft)

Rent: £15,500

Rateable Value: £14,900pa

EPC Rating: D

Ground floor North

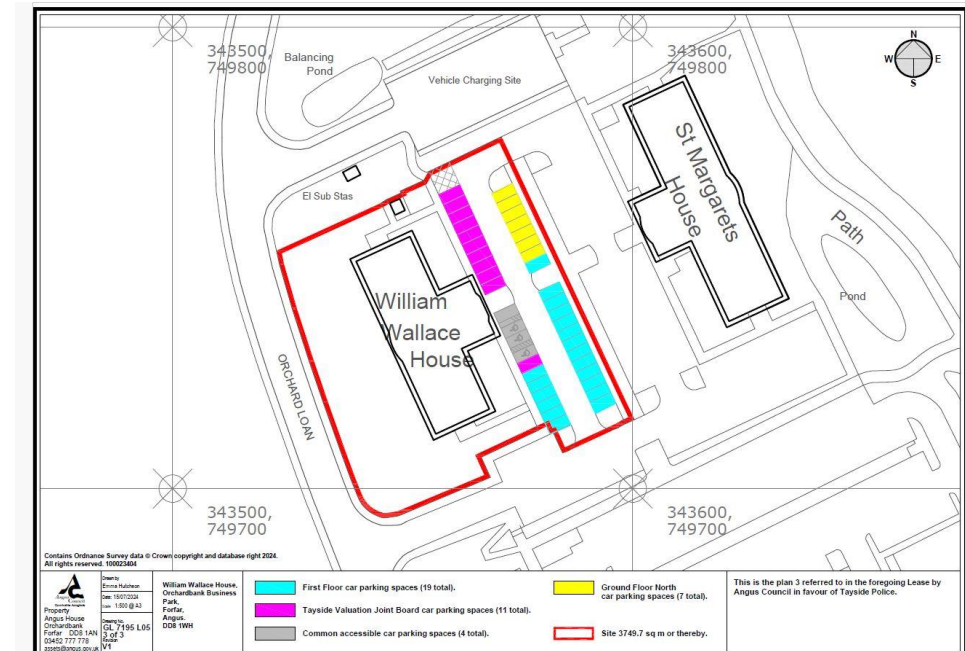
William Wallace House

Orchardbank Business Park

Forfar

DD8 1WH

For viewing and further information contact
Investment Team
 T: 01307 491905 E: invest@angus.gov.uk



LOCATION

Forfar is one of the principal market towns in Angus. It is centrally located 12 miles north of Dundee and 48 miles south of Aberdeen, and serves a large rural hinterland. Forfar functions as the administrative centre of the County, with Angus Council's Headquarters located at Orchardbank Business Park. The town is well connected to the strategic road network via grade separated junctions on the A90 trunk road, and the A94 cross country route giving access to Perth and the A9.

The property is situated in Orchardbank Business Park off the A90 dual carriageway. The surrounding properties are of similar type and nature.



DESCRIPTION

The property is part of a modern two-storey office block which is partly occupied, the remaining accommodation is situated on the ground floor North, comprising office/open plan accommodation. The accommodation has 7 dedicated parking spaces.

In accordance with the RICS Code of Measuring Practice (6th Edition), the Gross Internal Area is calculated to be: 169.1sq m (1,820sq m).

LEASE TERMS

The property is offered for a minimum term of 6 years on a Full Repairing Basis via a service charge.

Service charge proportions are as follows: -

Building – 17.27%

Car Park – 18.92%

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 £14,900pa.

The uniform business rate for commercial premises is currently 0.49 pence in the pound for the Financial Year 2025/2026. 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 D.

LEGAL COSTS

The ingoing tenants will be responsible for the reasonably incurred legal costs and registration dues. Approximately £382.10 fees, £80 plan and £44 registration fee.

VAT

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



Angus Council for themselves give notice that : (i) The particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so ; (iii) no person in the employment of Angus Council has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.