Angus Council
Comhairle Aonghais

TO LET

OFFICE

Area: 39.5 sqm (425 sq ft)

Rent: £5,400

Rateable Value: £4,100

EPC Rating: G

Unit 25&26
Arbroath Business Centre
Dens Road
Arbroath
Angus
DD11 1RS

For viewing and further information contact
Val Davidson, Investment Assistant
T: 01307 491905 E: invest@angus.gov.uk





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

Units 25 and 26 comprise first-floor office accommodation, accessed via the communal Business Centre entrance. The units benefit from access to shared kitchen and WC facilities.

In accordance with the RICS Code of Measuring Practice (6th Edition), the Gross Internal Area is calculated to be: 39.5 sq m (425 sq ft).

Services:1

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

LEASE TERMS

Unit 25&26 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 £4,100.

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 G.

LEGAL COSTS

The ingoing tenants will be responsible for the reasonably incurred legal costs and registration dues. Approximately £310, £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.

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