

MODERN OFFICE BLOCK

- > GROUND FLOOR NORTH
- > GIA: 169.1 SQ M (1,820 SQ FT)
- > FIRST FLOOR (AVAILABLE MAY 2023)
- > GIA: 592.1 SQ M (6,373 SQ FT)
- > EASY ACCESS TO TRUNK ROAD LINKS
- > PRIME LOCATION
- > OFFICE / OPEN PLAN ACCOMMODATION
- > DEDICATED PARKING ON SITE
- > ASKING RENT ON APPLICATION

William
Wallace
House

TO LET

WILLIAM WALLACE HOUSE, ORCHARDBANK BUSINESS PARK, FORFAR, DD8 1WH

CONTACT: Scott Robertson, s.robertson@shepherd.co.uk, (01382) 878005 www.shepherd.co.uk



LOCATION

Forfar is one of the principal towns within the Local Authority region of Angus and is situated some 27 km (17 miles) north of Dundee and 84 km (52 miles) south of Aberdeen, just to the east of the A90 dual-carriageway.

The town has a resident population of approximately 14,000 persons (Source Angus Council).

The subjects are situated in the Orchardbank Business Park off the A90 dual carriageway.

The surrounding properties are of a similar type and nature.

Commercial occupiers within the immediate vicinity include KFC, McDonalds and Starbucks amongst others.

DESCRIPTION

The subjects comprise a detached two storey office block built around 2005.

The office block is partly occupied however there is vacant surplus ground floor accommodation available and the whole of the first floor will be available from May 2023.

The main walls are of traditional construction whilst the roof over is of pitched timber construction laid in tiles. The floors are of suspended timber and the windows are double glazed.

RATEABLE VALUE

The current Rateable Value:

Ground Floor North - £14,900

First Floor - £34,900

The Unified Business Rate for 2023/2024 is 49.8p

ASKING RENT

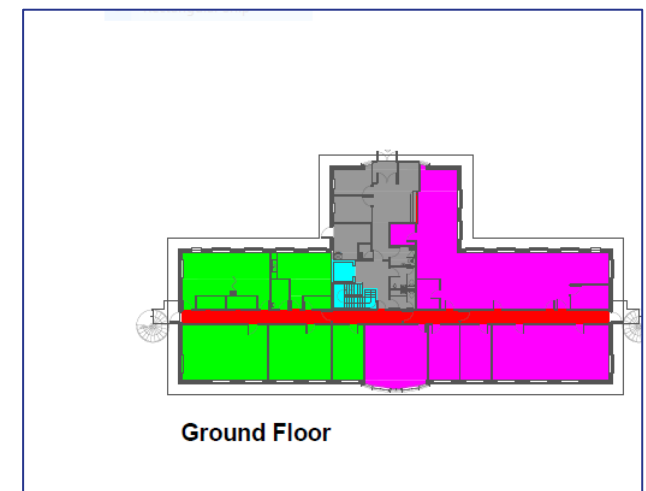
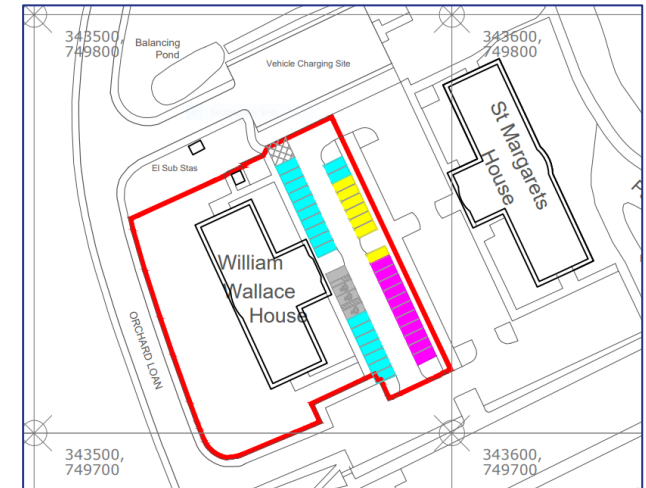
Our clients are seeking rental offers for their leasehold interest of the ground floor north suite and of the first floor of the property.

Please call for further details.

ACCOMMODATION

	SQ M	SQ FT
GROUND FLOOR NORTH	169.1	1,820
FIRST FLOOR	592.1	6,373
TOTAL	761.2	8,193

The above areas have been calculated on a gross internal floor area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



ENERGY PERFORMANCE CERTIFICATE

'D'

VAT

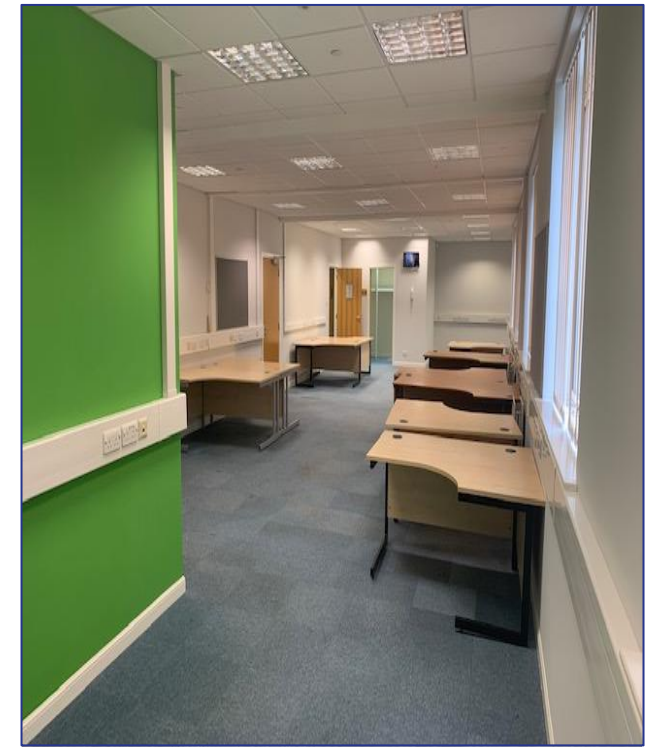
The subjects have been elected for VAT purposes hence vat will be charged at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the tenant being responsible for lbtt and registration dues.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA T: (01382) 878005
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www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline 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 in good faith and are believed to be correct at the date of first issue but 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals 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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2023**

