



Unit 15 Green Oak Business Centre, Orchard Loan, Orchardbank Business Park,  
 Forfar, DD8 1TD

**WORKSHOP / WAREHOUSE**

Tenure	To Let
Available Size	9,060 sq ft / 841.70 sq m
Rates Payable	£7,221 per annum <small>Qualifying occupiers may benefit from 37.50% rates relief.</small>
Rateable Value	£14,500
EPC Rating	Upon enquiry

### Key Points

- FLEXIBLE TERMS
- EASY ACCESS TO MOTORWAY NETWORK
- IMMEDIATE ENTRY
- ESTABLISHED COMMERCIAL LOCATION
- OPEN PLAN WAREHOUSE

# Unit 15 Green Oak Business Centre, Orchard Loan, Orchardbank Business Park, Forfar, DD8 1TD

## Description

The subjects comprise the front section of a substantial warehouse building, separated by an internal dividing wall, and forming part of a number of adjoining and interconnecting workshop/warehouse buildings.

There is ancillary office accommodation within a two storey office at the front of the premises.

The subjects are in steel portal frame construction with concrete flooring, and part concrete block/brick rendered and part profile metal cladding to external walls. There are a number of roller shutter loading/access doors.

There is a concrete surfaced yard/parking/loading access area to the front of the subjects.

## Location

The property is located on the north side of Orchard Loan, the main road through Orchardbank Industrial Estate which is located towards the eastern outskirts of the town of Forfar.

Forfar is a traditional Angus market town, and the administrative centre of the Angus Council area. The town has a population of 14,000 and provides a wide range of services and facilities to a large rural hinterland. The town is well connected to the strategic road network, with the A90 trunk road lying immediately to the west of the town.

The city of Dundee lies approximately 15 miles to the south, and the city of Aberdeen approximately 50 miles to the north.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

842 sq m (9,060 sq ft)

## Terms

The premises are available on full repairing and insuring terms at a rental of £34,000 per annum.

## VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

## Business Rates

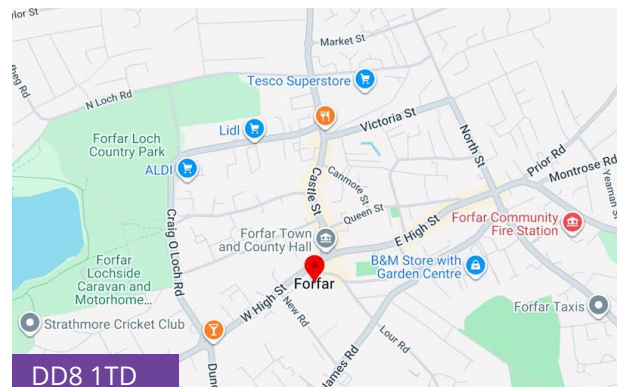
The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

NAV/RV - Workshop - £14,500 (Liability before relief £7,221.00)

Qualifying occupiers may benefit from 37.50% rates relief under the Small Business Bonus Scheme (i.e. a Net Liability of £4,513.12)

## Legal Costs

Each party will be responsible for their own Landlord's legal and professional costs.



## Viewing & Further Information



Fergus McDonald  
01382 225517 | 07900 474406  
fergus@westportproperty.co.uk

**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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) Westport Property 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) Westport Property 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 clients Solicitors and Solicitors acting for the Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Generated on 20/02/2025

## Viewing

Viewing is strictly by appointment with the sole letting agents, Westport Property.