



17 Lindsay Street, Arbroath, DD11 1RP

**MODERN OFFICE ACCOMMODATION**

Tenure	To Let
Available Size	2,732 sq ft / 253.81 sq m
Rent	£15,000 per annum
Rates Payable	£8,914.20 per annum <small>Qualifying occupiers may benefit from a 10.50% discount under the Small Business Bonus Scheme.</small>
Rateable Value	£17,900
EPC Rating	Upon enquiry

### Key Points

- WELL ESTABLISHED BUSINESS LOCATION
- MAIN ROAD FRONTAGE
- MAY BE SUITABLE FOR ALTERNATIVE USE (SUBJECT TO PLANNING)
- WITHIN ARBROATH TOWN CENTRE
- MODERN OFFICE FIT-OUT

## Description

The subjects comprise a detached commercial unit of steel portal frame construction with concrete floor, block walls and pitched profile clad roof over.

Internally the property was refurbished approximately 5 years to provide modern office accommodation arranged internally with an attractive reception area with single male, female and disable toilets plus shower and kitchen facilities to the front, and an open plan office with meeting room to the rear. Additional storage space is provided at first floor level.

The premises are fully carpeted throughout with suspended grid ceilings and inset Cat 5 lighting supplementing double glazed timber framed windows and heating is via a solar heated hot water system.

Dedicated parking is available to the front of the premises.

## Location

Arbroath is the largest town in the Angus Council area with a population of approximately 25,000. It is situated approximately 18 miles north east of Dundee and 48 miles south of Aberdeen, on the main A92 coastal trunk road. The town has a strong traditional industrial base in the engineering, textile and fishing industries.

The subjects are located just off the main A92 ring road, on the east-side of Lindsay Street, close to its junction with Hume Street and with pedestrian access and excellent frontage to Burnside Drive.

Nearby occupiers including Ross Electrical, Wolseley, City Electrical Factors, Dingbro, McConehy's and a Morrison Supermarket is also in close proximity. Both the bus and railway stations are nearby.

## Accommodation

We estimate the Net Internal Area of the accommodation to be as follows:-

Ground Floor - 199.79 sq m (2,151 sq ft)

Attic - 53.98 sq m (581 sq ft)

TOTAL - 253.77 sq m (2,732 sq ft)

## Terms

The accommodation is available by way of a new lease on full repairing and insuring terms at a rental of £15,000 per annum.

## VAT

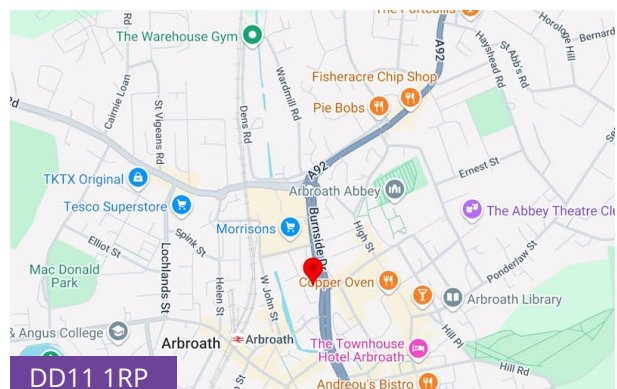
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

## Business Rates

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

Office - NAV / RV - £17,900

Qualifying occupiers may benefit from a 10.50% discount under the Small Business Bonus Scheme (i.e. approx. £7,978.21 payable).



## Viewing & Further Information



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**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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### **Energy Performance Certificate**

Available on request.

### **Entry**

The premises are available from March 2025.

### **Viewing**

Please contact the marketing agents on 01382 225 517 to arrange a viewing.