

DM HALL

To Let

1st Floor Modern
Office Suite

Station Works
North Street
Forfar
DD8 3BN



132.11 SQ M
1,422 SQ FT

Property Details

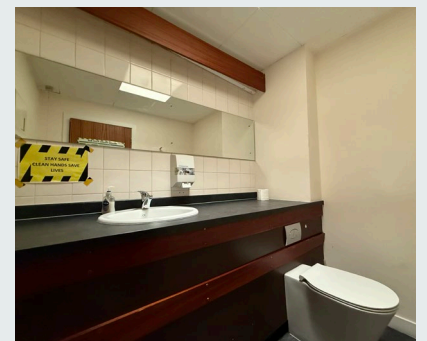
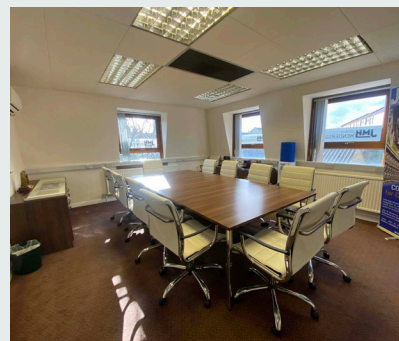
- Modern office accommodation
- Convenient town centre location
- Excellent natural daylight
- Private car park with 6 dedicated spaces
- Rental £11,500 per annum

LOCATION:

Forfar is in the county of Angus, situated 17 miles north of Dundee via the A90 trunk road which also connects Forfar to Aberdeen north. With a population of approximately 15,000 people, it serves as the administrative centre for Angus Council. The vibrant town offers a mix of history, industry and scenic surroundings. Forfar is a popular commuter hub between Dundee and Aberdeen.

Station Works is situated in a town centre location on the north east side of North Street by its junction with Service Road. The property benefits from excellent transport links with essential bus servicing North Street and nearby Market Street. A dedicated car park to Station Works allocates 6 car parking spaces to the subjects.

The surrounding area comprises a mix of residential and commercial occupiers with an industrial hub to the north and Forfar's primary high streets to the west. Neighbouring occupiers within the vicinity include Strathmore Woollen Company, Tesco Superstore, The Wendyhouse Nursery and Strathmore Funeral Directors.



Property Details

The location of the subjects is shown on the appended plan.

DESCRIPTION:

The subjects comprise modern office accommodation within a two storey purpose-built commercial premises. The building is of brick construction with a mansard style roof, re-roofed in 2024, situated on a corner site of North Street. The landscaped area to the north and surfaced car park to the south provide an attractive and accessible setting.

The available subjects comprise part first floor office accommodation with remainder of the building occupied by Strathmore Woollen Company. The office comprises a mix of open plan, sub-divided meeting rooms and staff facilities. Internally, the subjects benefit from:

- Excellent natural daylight
- Gas central heating
- Remote controlled air conditioning
- Boardroom capacity up to 16 seats
- Meeting room capacity up to 10 seats
- Private shower and changing room
- Kitchen / tea prep
- Modern male and female WC facilities
- Store / file room
- Perimeter trunking
- Suspended ceiling with integrated fluorescent lighting
- Carpet overlay
- Key-code entry system

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition with a net internal area of 132.11 sq m (1,422 sq ft).



Property Details

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £9,900 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

RENT:

Rental offers of £11,500 are invited on the basis of a new full repairing and insuring lease.

LEGAL COSTS:

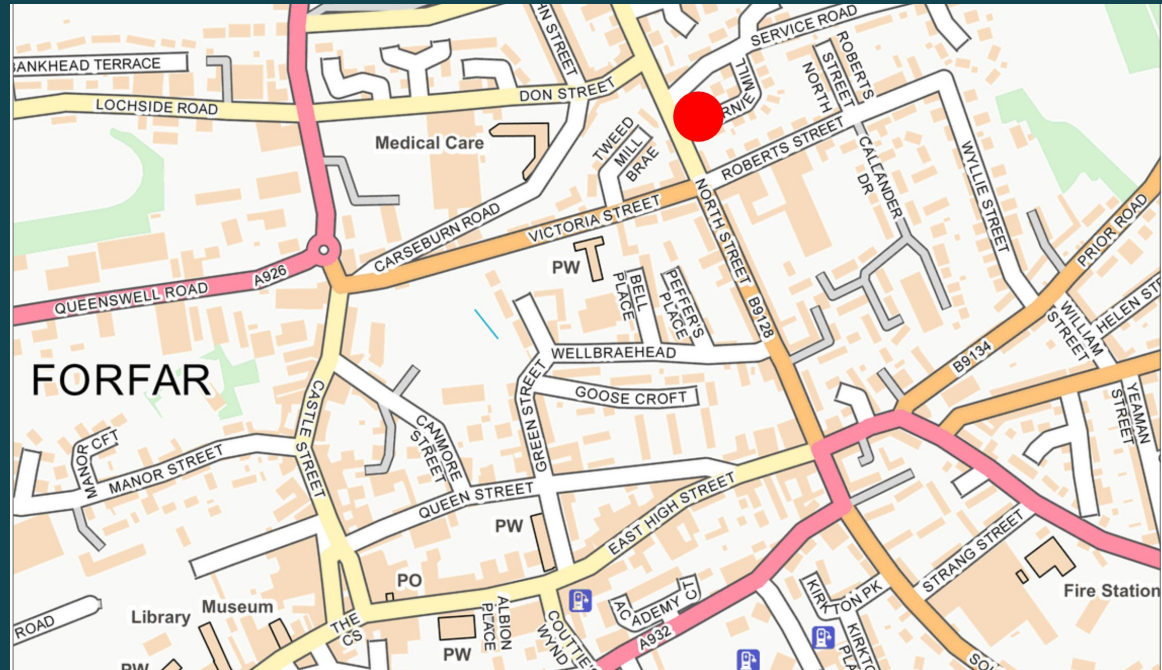
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents
Sadik Chowdhury at DM Hall:-



Make an enquiry

DM HALL

DM Hall Commercial

Shed 26, Unit 34 City Quay,
Camperdown Street,
Dundee, DD1 3JA
01382 873 100

Sadik Chowdhury

dundeagency@dmhall.co.uk

DM HALL



Regulated by
RICS

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