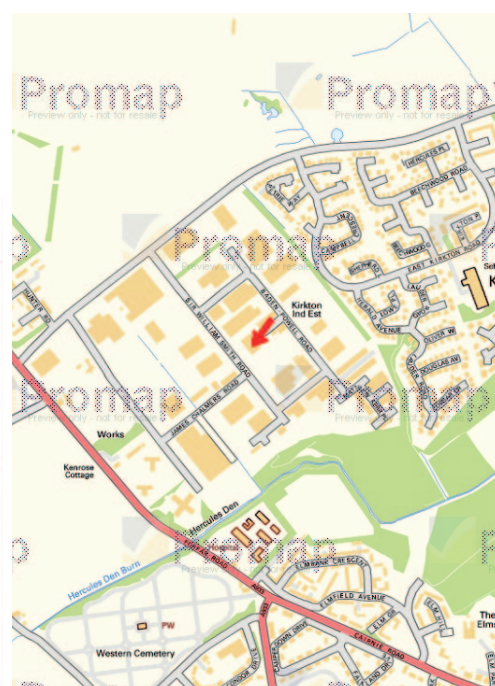




- Office/commercial space within Business Centre available
- Located within busy commercial/industrial location
- Various suites available
- May suit variety of commercial uses
- Flexible lease



LOCATION

Arbroath has a population of approximately 25,000 and is located on the east coast of Scotland, approximately 15 miles north-east of Dundee and is the principal town within Angus comprising approximately one-fifth of the total population. Arbroath has a vibrant manufacturing/industrial base, with one of the main industrial centres being Kirkton Industrial Estate, which is located just off the A933 Forfar Road, approximately 2 miles north west of the town centre.

The subjects themselves are located on Sir William Smith Road within the heart of the Kirkton Industrial Estate. Surrounding occupiers are predominantly of industrial/commercial uses.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise high quality modern office accommodation within a single storey building. The main door provides access into a reception and waiting area. Common areas with the building consist of male, female and DDA compliant WC's, shower room and a kitchen facility.

The office suites have been fitted out to high standard with suspended ceilings, double glazing, perimeter trunking, air conditioning and full internet capabilities. The building is fitted with a PIN security/alarm system.

ACCOMMODATION

There are a number of office suites available of varying sizes. Full details of availability are available from the sole letting agents Graham + Sibbald Chartered Surveyors.

LEASE TERMS

Individual office suites are available to let on an all-inclusive rental package. Further information is available by request to the sole letting agent Graham + Sibbald.



RATEABLE VALUE

The individual offices suites are rated and so occupiers may qualify for 100% exemption from the business rates in terms of the Small Business Bonus Scheme. We recommend that interested parties make enquiries with the assessor in this regard.

The unified business rate for the year 2017/18 is 46.6p exclusive of water and sewerage rates.

EPC

Available upon request.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald;

To arrange a viewing contact:



Grant Robertson

Associate

grant.robertson@g-s.co.uk
01382 200064



Garth Davison

Associate

garth.davison@g-s.co.uk
01382 200 064

IMPORTANT NOTICE

1. 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. Graham + Sibbald 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. Graham + Sibbald 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 client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2018