



## FIRST FLOOR OFFICES, STATION YARD CARSEVIEW ROAD, DD8 3BT

- FIRST FLOOR OFFICES
- LOCATED WITHIN ESTABLISHED COMMERCIAL LOCATION
- SECURE SITE
- LOCAL AND NATIONAL NEIGHBOURING OPERATORS
- ON SITE CAR PARKING
- FLEXIBLE LEASE TERMS AVAILABLE
- MAY QUALIFY FOR 100% RATES RELIEF

## LOCATION

Forfar is located 17 miles north of Dundee and 52 miles south of Aberdeen, accessed via the A90 dual carriageway. With a resident population of approximately 14,000 persons, Forfar forms one of the principal market towns within the district of Angus and is also a popular commuter hub benefiting from a vibrant town centre.

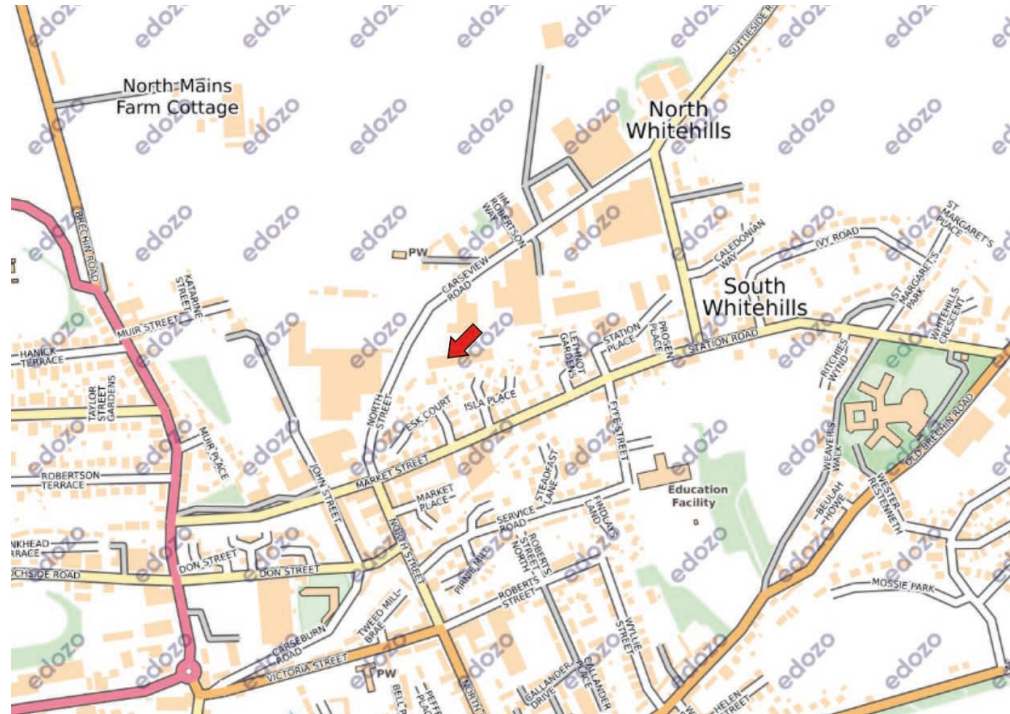
The subjects themselves are located on the east side of Carseview Road, situated within a popular industrial/commercial location, with surrounding occupiers a mix of national and local companies including Strathmore Foods and Howdens. The subjects occupy a prominent position within the estate.

## DESCRIPTION

The subjects comprise first floor office accommodation set within a larger, steel portal framed building occupying a prominent position within a secure yard. Separate access to the first floor is taken from the northern elevation of the building directly from the car park, leading to first floor offices with WC facilities. The offices are well presented throughout and would suit a variety of businesses.

## ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Net Internal Areas:



Description	Size (SQ.M)	Size (SQ.FT)
Offices	59.20	637

## TERMS

The subjects are available To Let. Further information is available from the Sole Agents.

## EPC

Available on request.

## RATEABLE VALUE

The subjects require to be assessed upon occupation.

The Unified Business Rate 2022/2023 is 49.9p excluding water and sewage rates.

## VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

## FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



**Murray Watson**  
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## 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.
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6. Date of Publication: June 2022