

TO LET

Industrial Premises with Extensive Fenced Yard

Unit 4 Orchardbank Industrial Estate | Forfar | DD8 1TD

Available: **Now**

Size: **1,020 sq m (10,978 sq ft)**

Yard: **1,600 sq m (0.4 acres)**

Rent: **£55,000 per annum**
(exclusive of VAT)

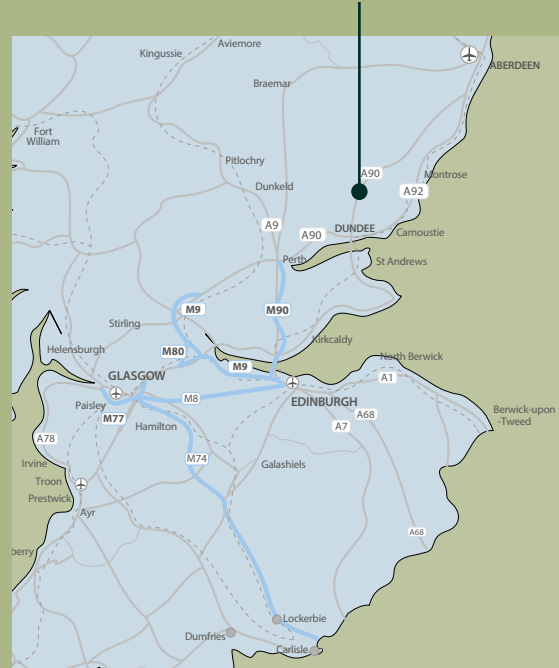


The property is situated on the north east side of Orchardbank Business Park, alongside Orchard Timber Products and where other estate occupiers include: Jon Dow Distribution, Wolseley, Xiom, J&D Wilkie and Guide Dogs for the Blind.



Glasgow	93 miles	101 mins
Edinburgh	72 miles	88 mins
Aberdeen	56 miles	45 mins
Perth	28 miles	42 mins
Montrose	19 miles	30 mins
Carlisle	177 miles	179 mins

Unit 4 Orchardbank
Industrial Estate,
Forfar, DD8 1TD



We estimate the Gross Internal Area of the building to be 1,020 sq m (10,978 sq ft).

The yard and car parking area to the front extends to 1,600 sq m (0.4 acres).

The property comprises a stand-alone industrial unit with an extensive yard and car parking area to the front.

The building is of steel frame construction with a concrete floor and insulated wall and roof cladding. There are 2 vehicle access doors (4m x 5m) and a minimum eaves height to the underside of the cladding is 6m rising to an apex of 7m. There is a 3-phase electricity supply.



Terms

The property is available to lease on terms to be agreed and at a rent of £55,000 per annum, exclusive of VAT.

For further information on the terms for which this building is available, please contact the marketing agents Ryden, contact details opposite.

Rateable Value

In the usual way, the tenant of this building will be responsible for the local authority rates. The building is not currently separately assessed for rating purposes and an indication of the Rateable Value can be given on request.

Energy Performance Certificate (EPC)

An EPC is available on request.

Anti-Money Laundering

Under both HMRC and RICS guidance as property agents we are legally obliged to undertake AML diligence for the purchaser and vendor (our client) involved in the transaction. As such, personal and/or detailed financial or corporate information might be required before any terms are agreed or any transaction can concluded.

Viewing & Further Information

Viewings of this building are only available by prior appointment.
For further information and to arrange a viewing please contact the following:

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Ryden

