# TO LET
OFFICE

GRAHAM SIBBALD

## Office, South Kingston, Kingsmuir, Forfar, DD8 2NS

- Ground Floor Office
- May Suit a variety of Uses
- Ample car parking
- Extends to 305.84 sq.m. / 3,292 sq.ft.

## LOCATION

Forfar is located 17 miles north of Dundee and 32 miles south of Aberdeen, accessed from the A90 dual carriageway. With a resident population of approximately 14,000, 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 at its heart.

More precisely, the subjects are located to the south of the village of Kingsmuir, within a small industrial site approximately 1.5 miles south east of Forfar.

The approximate location is shown by the OS Plan.

## DESCRIPTION OF PROPERTY

The subjects comprise a detached single storey office building providing modern accommodation. Internally, the office is cellular in nature with various offices and include staff/kitchen facilities.

The subjects benefit from ample car parking.

The subjects may suit a variety of different occupiers.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Internal Floor Areas:

| DESCRIPTION | SQ.M. | SQ.FT |
|---|---|---|
| Ground | 305.84 | 3,292 |

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £9,900.

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

## LEGAL COSTS + 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.

## EPC

Available on request.

## PRICE

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

## VIEWING

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

## To arrange a viewing please contact:

**Andrew Dandie**
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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.
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: October 2024