



To Let | Modern Offices, 61 Marketgate, Arbroath, DD11 1AU
Suites available from 32 sq. m to 437 sq. m (345 sq. ft – 4,704 sq. ft)

SMART&CO.
surveyors & property consultants



32 sq. m – 437 sq. m
(345 sq. ft – 4,704 sq. ft)

Property Highlights

- Immediately available
- High quality modern offices suitable for various uses
- Available as a whole or smaller office suites to suit individual requirements
- Dedicated parking on-site with ample parking available in the immediately surrounding area
- DDA compliant with disabled toilet and lift to first floor
- Good transport links
- Conveniently located nearby town centre amenities
- Low rental compared to Aberdeen and Dundee

Location

The Property is centrally located in Arbroath which is the largest of the Angus towns with a range of manufacturing and service businesses and a retailing core servicing both the town and the wider Angus area. The town has a population of circa 25,000 and is strategically positioned on the east coast of Scotland within easy travel distance to the larger commercial centres of Aberdeen and Dundee.

More precisely, the subjects are located on the north side of Marketgate, just off the main arterial route (A92) that runs through the centre of Arbroath connecting Dundee and Montrose and Aberdeen beyond.

Neighboring occupiers include a mix of professional businesses such as Thorntons Solicitors, TSB, RBS, Bank of Scotland, Salvation Army & Ian Robertson Dental Care.

Description

61 Marketgate is an attractive modern two storey building providing flexible commercial accommodation. The accommodation is fitted out to an excellent standard to include carpet flooring, plasterboard lined walls and ceilings, fluorescent strip lighting and supplementing natural daylight

provided by an array of Velux roof lights. Heating is predominantly by way of gas fired heating and perimeter wall mounted radiators.

There are common toilets and kitchen facilities available on both floors. Access to the first floor can be taken either from a spiral stair or passenger lift. Car parking is available on-site subject to agreement.

Accommodation

The Property extends to approximately 437 sq. m (4,704 sq. ft) over ground and first floor levels comprising a mix of open plan accommodation and individual suites all fitted out to a high standard.

A range of suites in varying sizes are available as listed below:

Description	Floor	Sq. M	Sq. Ft
Front Reception/Office	Ground	69.00	743
Meeting Area	Ground	82.56	889
Office 3	Ground	12.06	130
Office 4	Ground	9.28	100
Office 5	Ground	9.78	105
Office 6	Ground	9.61	103
Front Office	First	75.65	814
Office 8	First	31.57	340
Office 9	First	48.57	523

Lease Terms

Our client is seeking offers to lease the property on full repairing and insuring lease terms for a negotiable period.

Business Rates

The Property currently has a combined Rateable Value of £39,900. Should the building become multi-occupied then the Assessor will need to split the current Valuation Roll entries.

On this basis we would expect occupiers to benefit from small business rates relief of 100% for all the individual suites listed above.

Energy Performance Certificate

The Property has an EPC rating of C.

Legal Costs

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable.

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