

TO LET  
INDUSTRIAL  
WAREHOUSE + YARD



Unit 4  
Station Place  
Forfar  
DD8 3TB

- Modern Warehouse with Secure Yard
- Dedicated Car Parking
- Maximum Eaves Height — 5.38m
- Apex — 7m
- GIA — 680.69 sq.m. / 7,327 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 within a purpose built industrial estate, backing onto Suttieside Industrial Estate. Suttieside is located to the north side of the town. Station Place is a cul-de-sac providing access to the industrial properties only, adjoining occupiers including mainly local/regional covenants.

The approximate location is shown by the OS Plan.



## DESCRIPTION

The subjects comprise a purpose-built industrial unit with secure yard and office content. The property is of steel portal frame construction with insulated sheeting. Two roller doors provide vehicle access to the warehouse area, with pedestrian access points to the office and rear yard.

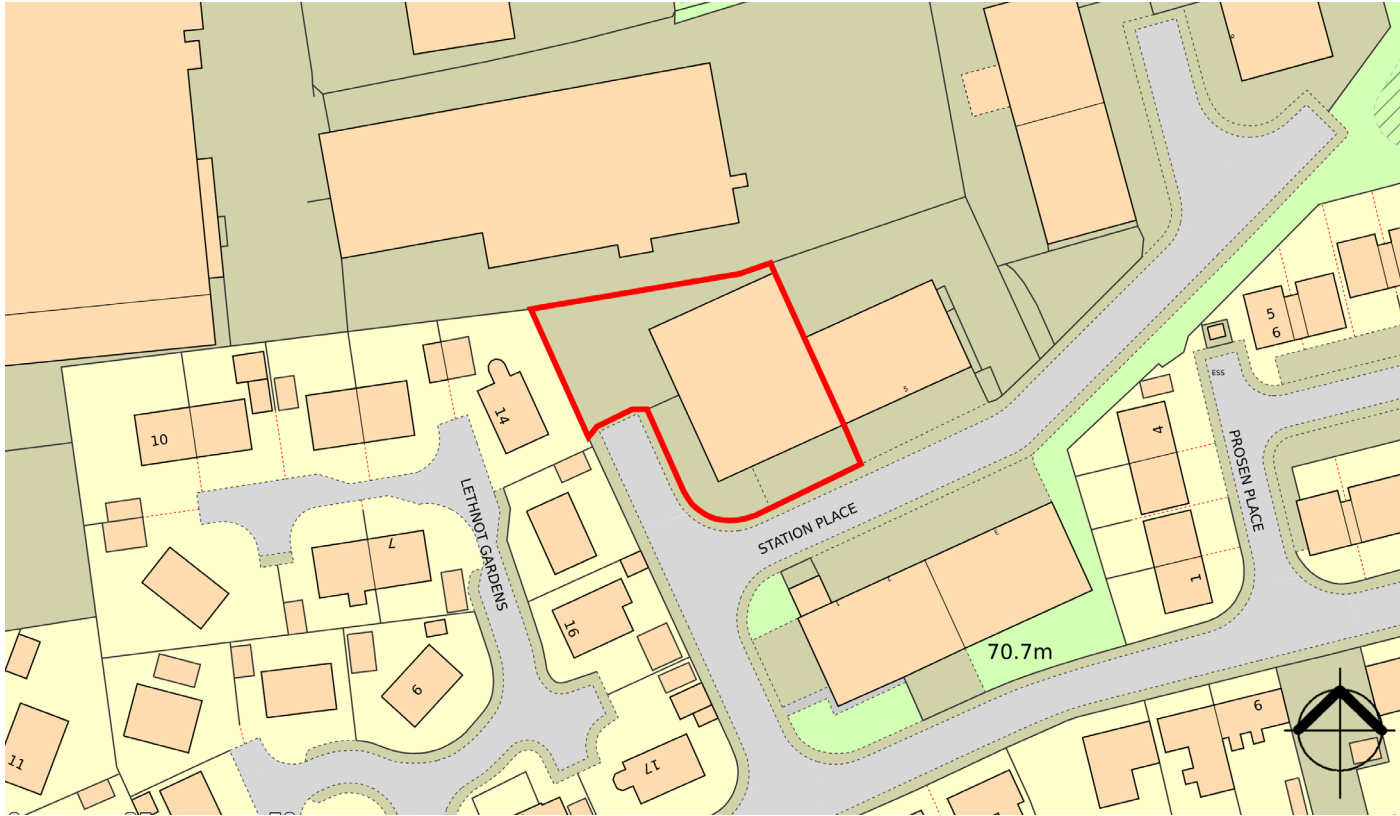
Internally the warehouse accommodation benefits from a solid concrete floor, 3-phase electricity and a maximum eaves height of approximately 5.38m with an apex of approximately 7m. Timber stud partitioning provides office accommodation at both ground and mezzanine levels.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement to arrive at the following Gross Floor Areas:

Floor	Size (SQ.M)	Size (SQ.FT)
Ground	680.69	7,327





## RATEABLE VALUE

The subjects have a Net and Rateable Value of £19,600.

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

## 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 available from the Sole Letting Agents.

## VIEWING

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

To arrange a viewing please contact:



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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. Date Published: October 2025

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.