



Office, The Steading,
Kinfauns, PH2 7JU

- Modern stand alone office
- Ample on site car parking
- Strategic location
- 149.0 sqm (1,603 sq ft)
- Rent - £20,000 per annum

LOCATION

The city of Perth has a resident population of approximately 46,000 persons, with the population of the surrounding catchment area estimated to be in the region of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow lying at the hub of Central Scotland's road network.

In 2012, Perth was awarded city status making it Scotland's newest city. The historic setting attracts a large influx of tourism and offers a number of events throughout the year while the city centre itself has attracted a mix of both independent and national retailers.

More precisely, the subjects are located immediately off the A85/A90 on the outskirts of Perth city centre and circa 18 miles from the city of Dundee. The property is highly visible off the A85/A90 and offers excellent accessibility to the wider road network.

DESCRIPTION

The subjects comprise a modern detached office with ample on site car parking. The property is modern having been erected some 2 years ago. Internally the layout of the property is cellular in its nature accommodating 15 staff members or so.

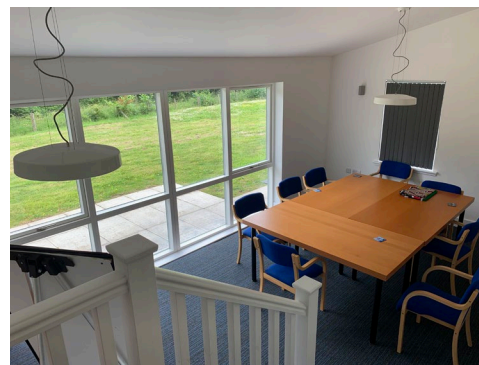
Accommodation can be summarised as follows; Entrance foyer, waiting room, large open plan office, 2 private meeting rooms, kitchen, WC's and storage.

Subject to the necessary consents, the property may suit alternative uses. Interested parties should make their own enquiries in this regard

ACCOMMODATION

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

Areas / Floor etc	Sq M	Sq Ft
Ground	149.0	1,603



TERMS

The subjects are available To Let on standard commercial terms for a period to be negotiated. Rental offers in the region of £20,000 are invited.

EPC

Available upon request.

RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £15,700.

The unified Business Rate 2020/2021 is 0.49.8p excluding water and sewage rates.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

FURTHER INFORMATION AND VIEWING

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

To arrange a viewing please contact:



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IMPORTANT NOTICE

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