



Office(s), Robertson House, Perth, PH2 0LG | 109 to 202 sq m (1,173 to 2,175 ft)
Available for lease Nov 2022



Property Highlights

- Established Business Park in high demand with very few vacancies.
- Adjacent to many well-known neighbouring tenants such as Aldi, Lidl, Campbell Dallas and Thorntons Solicitors to name a few.
- Modern ground floor offices with private car parking spaces available.

Situation

Perth is the administrative and retail centre for the Perth and Kinross area with a resident population of 44,820 and was recently awarded City status (2012). Perthshire is home to a number of world-class education and research institutions and major companies including; SSE, Aviva, Stagecoach and Highland Spring. Perth's immediate access to Scotland's national road network, airports and the city's superb rail links ensure quick and easy access to markets and national talent.

Robertson House is located on Whitefriars Business Park which is the popular choice for businesses to be located being close to the City Centre but also having excellent transport links nearby. Neighbouring occupiers of the Park and nearby include Aldi, Lidl, Majestic Wine, Perth Swimming Pool, Dewars Ice Rink, Campbell Dallas Accountants, Thorntons Solicitors, Bright Start's Nursery & Tay Valley Vets. St Catherine's Retail Park is also located nearby with a Costa and Morrisons Supermarket on-site.

Description

Robertson House comprises a two-storey modern office building built in the mid 1990's. It is home to the Tayside Assessor and Electoral Registration Office, Towergate Insurance & Carbon Financial.

Internally the available office is located on the ground floor and comprises a mixture of open plan and cellular office space with its own kitchen. The toilets are shared and located in the communal entrance hallway.

There are two offices available that can be leased either individually or combined as one larger office. Private car parking is available to the front of the office.

Accommodation Summary

Description	Sq m	Sq ft
Office		
Office 2, Gnd Floor	109.00	1,173
Office 3, Gnd Floor	93.09	1,002
Total NIA	202.09	2,175

Rates

Office 2 has a combined Rateable Value of £12,200 comprising office and car parking spaces. It is therefore possible for the incoming tenant to benefit from 100% small business rates relief. Office 3 will need to be assessed by the Assessor but given the accommodation is slightly smaller than Office 2 it is also likely this Rateable Value will fall below the £15,000 threshold for 100% small business bonus relief.

Term

We are seeking a lease duration of 5 years on Full Repairing and Insuring terms. The asking rent is £12.50 per sq ft inclusive of the car parking but exclusive of vat and service charge.

Legal Costs

Each party will be responsible for their own legal costs with the incoming tenant responsible for LBTT and registration dues.

Service Charge

There is a service charge payable for the upkeep of the communal areas. Details available on request.

VAT

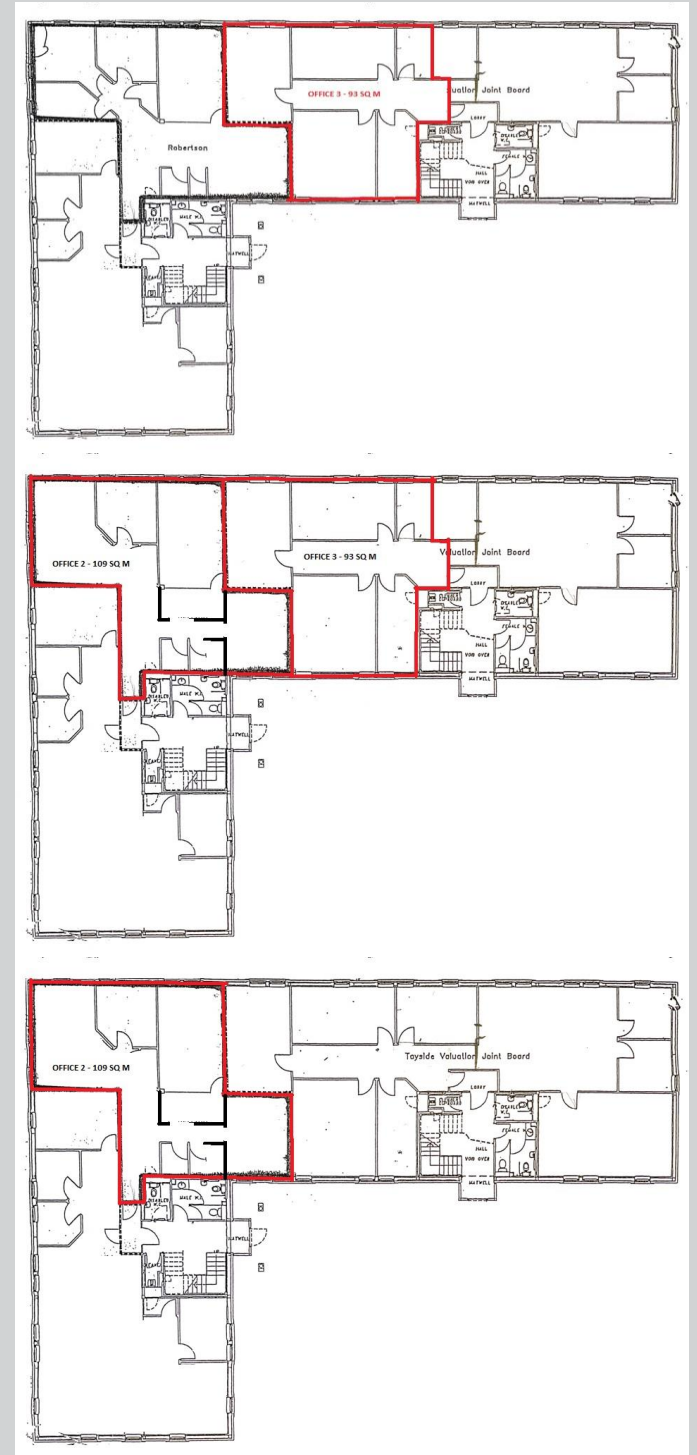
Vat will be applicable to both the rent and service charge amounts.

Energy Performance Certificate

Available on request.

Enquiries to:

Graeme Duncan
t: 01738 318100
m: 07954 815 365
e: graeme@smartandco.co.uk





01738 318 100 | smartandco.co.uk

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