

To Let

MODERN OPEN PLAN OFFICE SUITES AVAILABLE
UP TO 8,378 SQ M (90,189 SQ FT)

PLAY VIDEO

Pullar House

35 KINNOULL STREET | PERTH | PERTSHIRE | PH1 5GD



On behalf of

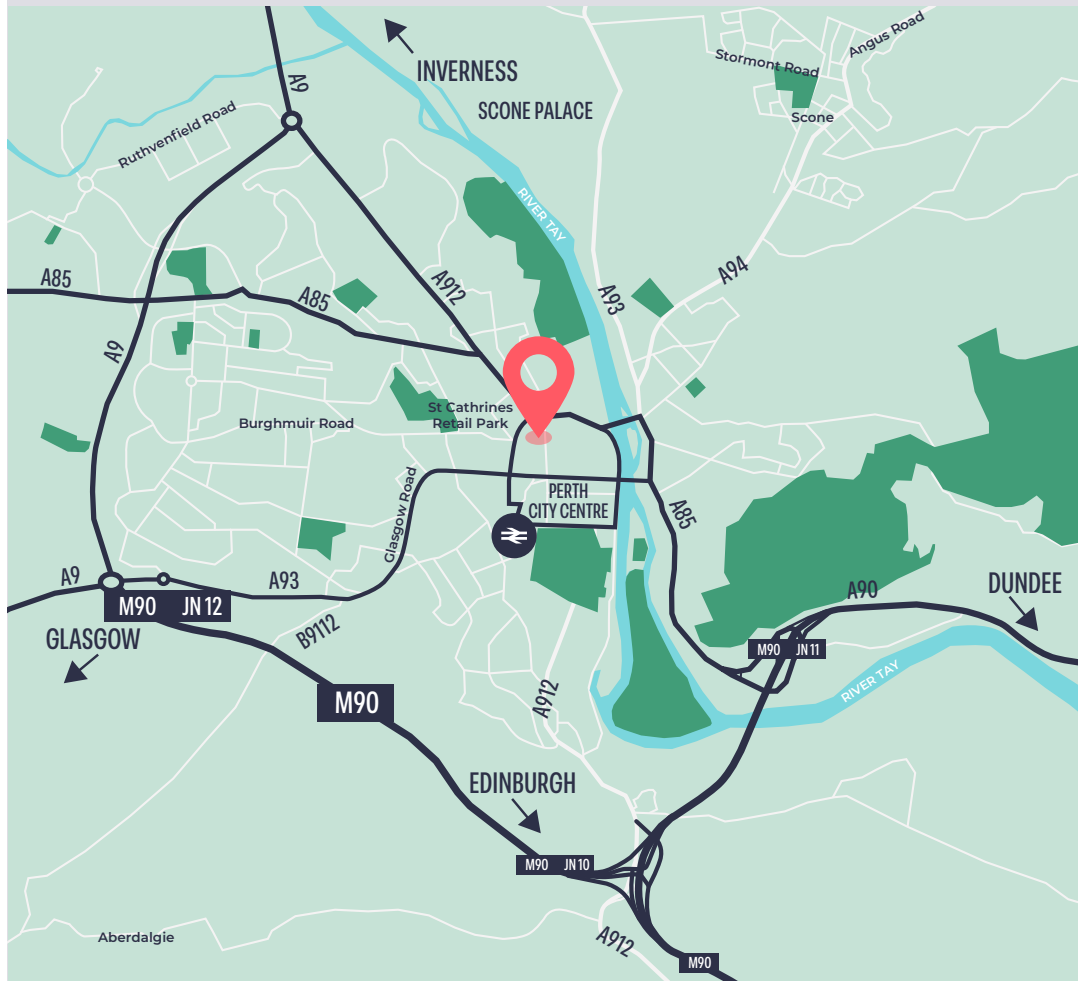


PERTH &
KINROSS
COUNCIL

LOCATION

In the heart of the city centre.

Pullar House is situated in the heart of the city centre. It occupies a prominent corner position at the crossroads junction of Kinnoull Street (which it fronts onto on the west facing elevation) and Mill Street (which it fronts onto on its south facing elevation).



Journey Times

Drive Times

| | |
|-----------------------|-------------|
| Dundee | 31mins |
| Edinburgh Airport | 45mins |
| Edinburgh City Centre | 59mins |
| Glasgow City Centre | 1hr 11mins |
| Glasgow Airport | 1hr 21mins |
| Glasgow Prestwick | 1hr 44mins |
| Aberdeen | 1hr 45mins |
| Inverness | 2hrs 20mins |

Train Times

| | |
|-----------|-------------|
| Dundee | 20mins |
| Glasgow | 1hr |
| Edinburgh | 1hr 9mins |
| Aberdeen | 1hr 34mins |
| Inverness | 1hrs 59mins |



Perth has a resident population of approximately 43,000 people and a catchment population within 15 miles in excess of 120,000 people.



Regular Bus Service to City Centre and Railway station.



It is well positioned, being circa 90 minutes' drive-time from approximately 90% of Scotland's population. Junction 12 of the M90 provides direct access to Perth and to Scotland's motorway network.



There are a number of cultural buildings in the vicinity including Perth Theatre, Perth Concert Hall, Perth Art Gallery and Perth Museum which is opening April 2024.



The western part of Mill Street, which includes an Art Deco cinema, is a busy bus route where several services originate and terminate.



NORTH INCH

RIVER TAY

MURRAY ROYAL HOSPITAL

SMEATON BRIDGE

PERTH ART GALLERY

PERTH CONCERT HALL

PREMIER INN HOTEL

HIGH STREET

ST JOHNS SHOPPING CENTRE

CAR PARK

PERTH THEATRE

PERTH CINEMA

MILL STREET

The smaller eastern atrium provides breakout space at ground floor level...

DESCRIPTION

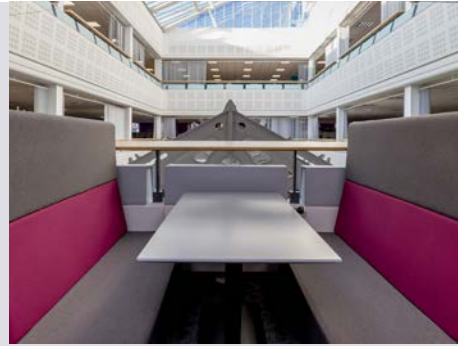
The subjects comprise a modern, open plan, three storey office building that was developed in 1999/2000 behind a retained Category B listed two storey façade dating from 1864-1896.

The building provides open plan accommodation in the main together with a series of partitioned meeting rooms, breakout and booth areas, and staff welfare (WC and kitchen / tea prep) facilities on each floor.

The smaller eastern atrium provides breakout space at ground floor level whilst the larger western atrium, which incorporates the cast iron frame from the previous / original dyeworks building as a feature, is designed as a 'public facing' area.

Pullar House is of steel frame construction. The windows on the south and west elevations i.e. the retained façade are traditional sash and case fittings on ground and first floor level with the upper floor incorporating velux style windows on the partial pitched slate roof sections on those elevations.

The new-build section of the building has a flat roof and incorporates modern, double glazed windows on all elevations.



The core of the building incorporates two full height atria with mono-pitched roof glazing above. The offices are 'open' to the atria on each floor, with balustrades, and this delivers additional natural light into the offices.

...whilst the larger western atrium is designed as a 'public facing' area.

Modern.
Open plan.
Three storey.



SPECIFICATION

The specification in the office areas typically includes:

- Conversion Undertaken Sept 2000 and designed by Keppie
- Category B Listed Office with reception and break out space
- Open plan offices with benefit of existing fit out
- Open Atria with feature design
- Central Core with welfare facilities including toilets, kitchen and Tea Preparation
- Raised Access floors with busbar and carpet finish
- Suspended Ceiling with recessed lighting and some LED panels
- Naturally Ventilated offices with gas fired boilers , panel radiators and trench heating



ACCOMMODATION

Perth and Kinross Council are delighted to be bringing this opportunity for space to the market due to capacity having presented itself in light of the newly introduced hybrid working model alongside an internal rationalisation restructure. All space requirements including any specific request in relations to use will be considered.

Pullar House extends to the following approximate floor areas:

| Description | GIA (sq m) | GIA (sq ft) | NIA (Sq m) | NIA (Sq ft) |
|---------------|-----------------|----------------|-----------------|---------------|
| Ground Floor | 3,356.00 | 36,124 | 2,914.70 | 31,374 |
| First Floor | 3,050.20 | 32,832 | 2,742.10 | 29,516 |
| Second Floor | 3,056.10 | 32,896 | 2,722.00 | 29,299 |
| Totals | 9,462.30 | 101,852 | 8,378.80 | 90,189 |

Details on all available sub division layouts and potential fit out are available from the letting agents.

LEASE TERM

New Full Repairing and Insuring terms will be offered for terms to be agreed.

All rent and service charge information is available.

EPC

A copy of the Energy Performance Certificate is available upon request.

LOCAL AUTHORITY RATES

The incoming tenant will be responsible for the payment of Local Authority Rates. The property has a single entry and an indication of rates is available for the agents.

LEGAL COSTS

Each party will be responsible for its own legal costs incurred in the transaction with the ingoing tenant being responsible for the payments of LBTT and registration dues.

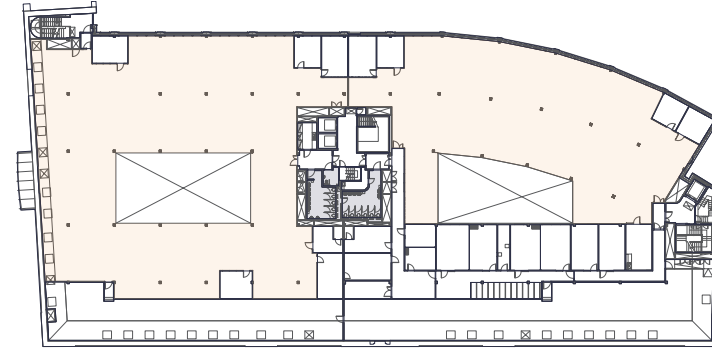
Floor Plans

SECOND FLOOR

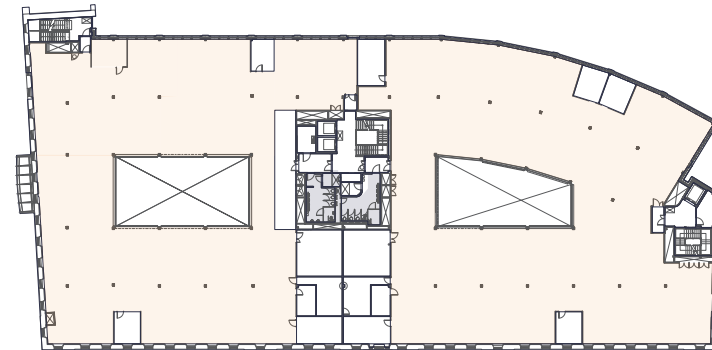
OFFICE SUBDIVISION



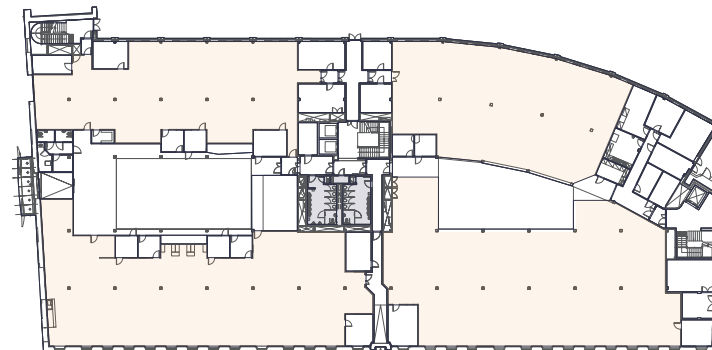
TOILETS



FIRST FLOOR



GROUND FLOOR





PULLAR HOUSE | 35 KINNOULL STREET | PERTH | PERTSHIRE | PH1 5GD



ANTI-MONEY LAUNDERING

New The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

CONTACT AND FURTHER INFORMATION

Peter l'Anson

T 07785 970 678

E peter.l'anson@ryden.co.uk

Kyle Wright

T 07425 478 303

E kyle.wright@ryden.co.uk



Ryden

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