

# TO LET

Strathearn House  
Broxden Business Park, Perth PH1 1RX

- ▶ Established business park
- ▶ Excellent transport links
- ▶ Potential for subdivision
- ▶ 85 car parking spaces

COMING SOON



## LOCATION

Located in the heart of central Scotland, Perth is home to a resident population of approximately 47,000 people. With most of the country's major routes passing through the city, it is accessible to 90% of Scotland's population within a 90 minute drive. Broxden Business Park is considered to be Perth's most prestigious business park. One of the main benefits of the park is the ease of access granted by its situation just off the Broxden roundabout which provides a link to the rest of the city as well as Scotland's main road networks.

The park is currently occupied by a number of businesses including: **Gillespie Macandrew, Persimmon Homes, Bidwells, Balhousie Care Group, NFU Mutual and RWE Renewables**. In addition, the area is well served by local amenities such as **Costa, Farmhouse Inns, Subway, McDonald's and Travelodge**.

## DESCRIPTION

The subjects comprise a 2-storey office building providing open plan accommodation, with the following specification:

- Mixture of LED and LG3 lighting
- Mineral tiled suspended ceiling
- Raised access floor
- Gas fired central heating
- Dedicated reception area
- Lift access
- Male, female and disabled WCs
- 85 car parking spaces (1:338 sq ft)

## ACCOMMODATION

The property extends to the following approximate NIA:

GROUND FLOOR	14,255 SQ FT	1,325.3 SQ M
FIRST FLOOR	14,493 SQ FT	1,346.4 SQ M
TOTAL	28,748 SQ FT	2,670.7 SQ M

## LEASE

The subjects are available from December 2024 on the basis of a new full repairing and insuring lease.

## RENT

Full details of the quoting rental and lease terms are available from the sole letting agents.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£306,000**. (Each new occupier has the right of appeal against this figure).

Based on the higher property rate of 55.9p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£171,054**.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = A.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

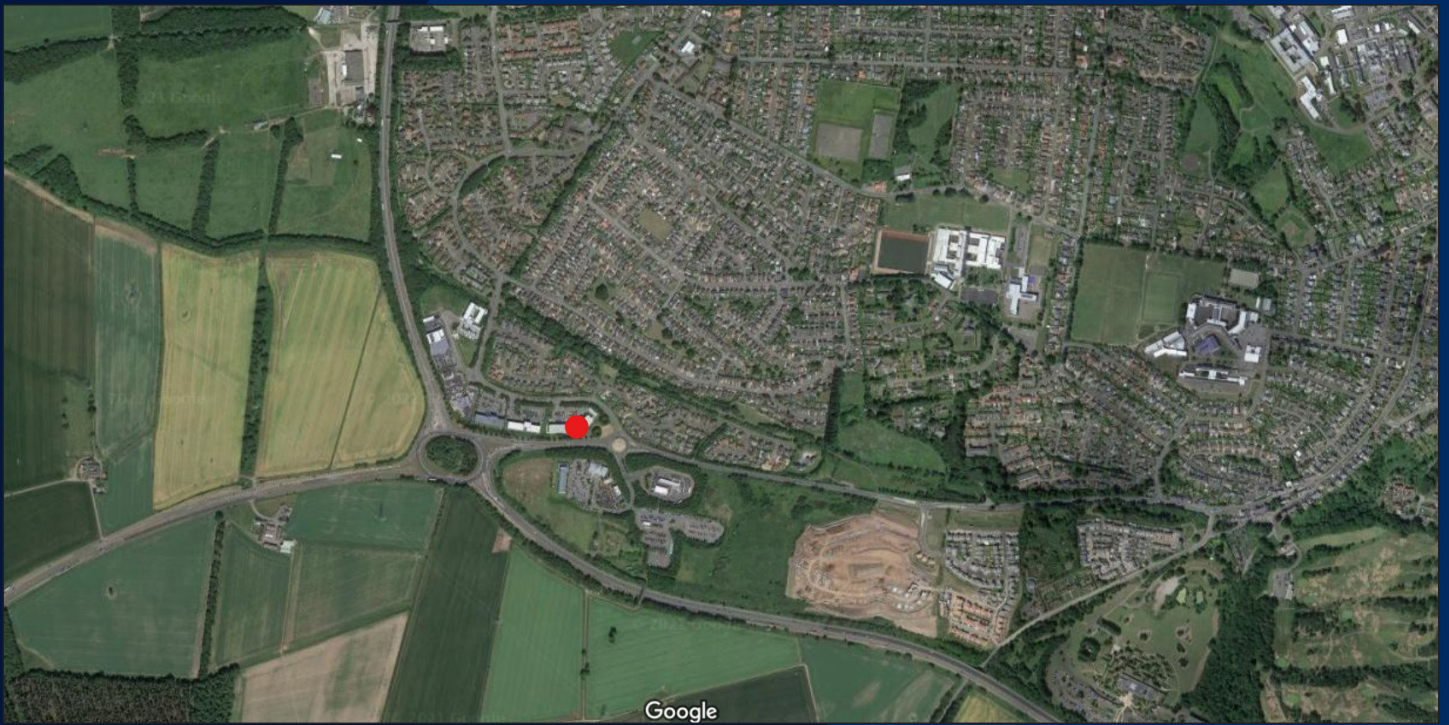
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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## GET IN TOUCH



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