



1st Floor Office, Robertson House, Perth, PH2 0LG | 205 sq m (2,205 sq ft)
Available for lease May 2024

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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 first floor offices with nine 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, Carbon Financial & DM Hall.

Internally the available office is located on the first 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.

Private car parking is available to the front of the office with nine spaces available with the subject property.

Accommodation Summary

Description	Sq m	Sq ft
Office		
1 st Floor	204.85	2,205
Total NIA	204.85	2,205

Rates

The first floor office has a combined Rateable Value of £23,200 comprising office and car parking spaces.

Term

We are seeking a lease duration of 5 years on Full Repairing and Insuring terms at £13 per sq ft.

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 including the car park and landscaping. Details available on request.

VAT

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

Energy Performance Certificate

Available on request.

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