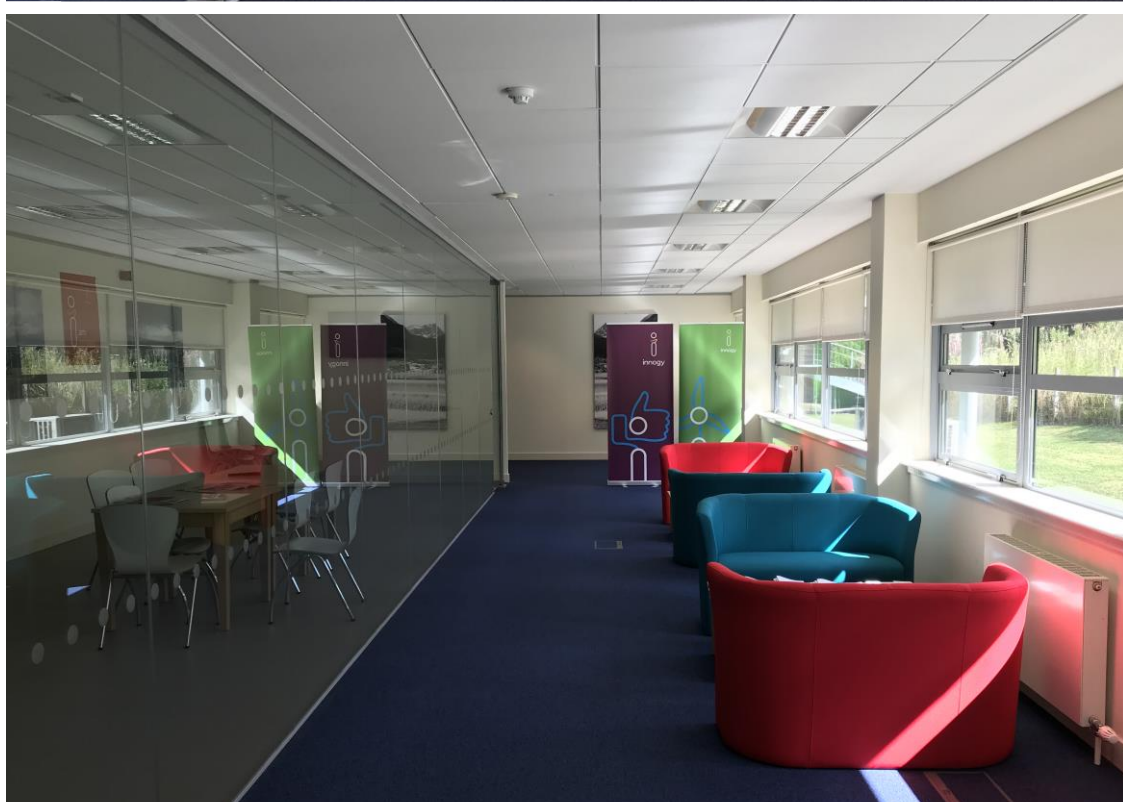




Grade A Offices, Earn House, Lamberkine Drive, Perth
To Let

SMART&CO.
surveyors & property consultants



135 sq m – 575 sq m
(1,450 sq ft – 6,200 sq ft)

Property Highlights

- Available Q4 2018
- High Quality Modern Grade A Offices
- Office 1 extends to 135 sq m approx
- Office 2 extends to 575 sq m approx
- Dedicated parking on-site
- Lift to both floors
- Excellent transport links being adjacent to Broxden Roundabout and Park and Ride facilities
- Professional neighbours including Savills, Balhousie Care Group, RWE Innogy, Persimmon Homes, Gillespie MacAndrew Solicitors, WSP, Waterman Group and NFU Mutual
- Conveniently located nearby amenities such as Costa, Broxden Farm Restaurant, McDonalds, Esso Service Station (including a Spar & Subway) and Travel Lodge Hotel

Location

Located within Broxden Business Park, Earn House is extremely well connected lying adjacent to Broxden Roundabout. 77,000 vehicles pass through Broxden via the A9/M90 in both directions over a 12-hour period making this one of the most heavily used sections of the regional road network.

Perth was awarded City Status in 2012 and is one of the fastest growing cities in Scotland. Much of this growth is happening in the immediately surrounding area to the subject property where 11,000 new homes are to be accommodated.

Immediately next door to the office is a new restaurant (Broxden Farm) and Costa Coffee drive through. There has been further recent development with Peter Vardy opening a Porsche showroom and

the last development plot within Broxden Business Park was sold for further office development whereby an owner occupier is due to construct a new office for their own use in 2019.

Description

The available accommodation comprises two individual offices of a high standard of fit-out with shared toilets and entrance areas. Other occupiers within Earn House include Balhousie Care Group, RWE Innogy and Savills. NFU Mutual are also due to open an office within Earn House in Q4 2018.

Accommodation

Office 1 extends to approximately 135 sq m (1,450 sq ft) and comprises a mix of open plan and several cellular glazed meeting rooms.

Office 2 extends to approximately 575 sq m (6,200 sq ft) with a very large atrium reception and again comprises a mix of open plan accommodation and individual meeting rooms.

Lease Terms

Our client is seeking a rental of £13 per sq ft on full repairing and insuring lease terms for a negotiable period.

There is a service charge payable at Earn House with details available to interested parties on request.

Business Rates

Office 1 requires to be assessed by the Local Assessor.

Office 2 has a Rateable Value of £62,150.

Energy Performance Certificate

Awaiting completion.

Legal Costs

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable.

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