



Phase 2, Excel House, Aberuthven Enterprise Park Aberuthven PH3 1GX

- Self contained offices
- From 525 sq ft (53 sq m)
- Excellent accessibility
- Phase 2 available Summer 2019



LOCATION

Aberuthven is located immediately adjacent to the A9 trunk road approximately 2 miles north of Auchterarder between Perth to the north and Stirling to the south. Travel distances are as follows;

Town/City	Km
Glasgow	90
Stirling	37
Perth	16
Dundee	53
Edinburgh	52

The property enjoys a prominent main road position with Aberuthven Enterprise Park boasting a variety of commercial businesses including Doodlebugs Nursery, Hadden Construction and Blackhills Medical Clinic.

The approximate location of the subjects is shown by the OS plan to the side.

DESCRIPTION

Purpose built 2 storey building comprising ground floor commercial units and 3 self-contained offices above. There is a lift providing access to the offices and also has the benefit from electric heating. Vehicular access to ground floor units. Ample dedicated private car parking.

AREAS/RENTS

Unit	Sq ft	Sq m	Rent
1	527	49	Now Let
2	538	50	Now Let
3	580	54	£4,560 per annum
4	527	49	£4,560 per annum
5	527	50	£6,240 per annum
6	575	53	£6,600 per annum

SERVICE CHARGE

Units	Rate
1, 2 and 3	£35 per month
4, 5 and 6	£55 per month

Service charge covers;

- Communal heating and lighting
- Communal cleaning
- Communal landscaping

A detailed breakdown of the service charge is available to interested parties.



RATEABLE VALUE

The rateable values can be seen as below.

Unit 1 & 2	£2950 Rateable Value
Unit 3	£3250 Rateable Value
Unit 4 & 5	£4500 Rateable Value
Units 6	£4650 Rateable Value

ENERGY PERFORMANCE RATING

Information will be available upon completion.

VAT

All prices quoted are exclusive of VAT if applicable.

LEASE DETAILS

The subjects are available for lease on standard commercial terms, and tenant incentives may be available dependent upon length of lease agreed and strength of tenant covenant.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing contact:



Keith Scobbie

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Trainee Surveyor

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IMPORTANT NOTICE

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