



- **Well presented and extensive office space over basement, ground, first and second (attic) floors**
- **Available as a whole**
- **15 Private car parking spaces to front and rear**
- **Main Building – 305.21 sq m (3,285 sq ft)**

#### **In Brief**

Perth is the principal administrative centre for the Perth & Kinross area with a population in the region of 43,500 and a catchment estimated to be in excess of 126,000 people.

The property is located on Atholl Place, which fronts onto Atholl Road, and overlooks the North Inch in Perth City Centre. It is ideally located within an established commercial district and is surrounded by several local and national office occupiers.

## **OFFICES WITH PRIVATE PARKING** **5 ATHOLL PLACE, PERTH PH1 5NE**

## Enquiries

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## Additional Information

### Description

The subjects comprise traditional office space over basement, ground, first and second (attic) floors contained within a category "B" listed building fronting onto Atholl Place.

The building provides quality office space in a traditional setting with central heating, double glazing and IT network.

Parking is provided with thirteen spaces in a private car park at the rear and two spaces on Atholl Place.

The modern office furnishings are also available through separate arrangement with the outgoing tenant.

### Accommodation

5 Atholl Place	SIZE (SQ M)	SIZE (SQ FT)
Basement	78.63	592
Ground	86.63	932
First	73.33	789
Attic	66.63	645
<b>TOTAL</b>	<b>305.21</b>	<b>3,285</b>
Store		194

### Services

Mains supplies of electricity and water whilst drainage is to the public sewer. High speed fibre optic coms link.

### Rent

Offers invited on a new full repairing and insuring lease basis.

### Business Rates

The subjects have a current rateable value of £35,200 and a separate car park rateable value of £1,300

The rates multiplier for the current tax year 2018/2019 is 48.0p in the pound for properties with a rateable value less than £51,000.

### Legal Costs

Each party shall be responsible for their own legal costs with the incoming tenant responsible for LBTT, registration dues and VAT thereon.

### Value Added Tax

Prices are quoted exclusive of VAT (if applicable).

### Energy Performance Rating

EPC Rating G

### Important Notice

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