

DM HALL

To Let

**Serviced Office
Suites**

**Inchcape House
North Muirton
Industrial Estate
Inchcape Place
Perth
PH1 3DU**

**Accommodation
available from
8.17 - 107.53 sq m
(88 - 1,157 sq ft)**



Property Details

- Prominent business location
- Modern first floor office accommodation
- Available as whole or individual suites
- All inclusive and flexible lease packages available

LOCATION:

The historic city of Perth is located in the east of Scotland with a resident population of c.45,000 people. The city is located in the heart of Scotland offering a strategic position for connectivity to all major cities in Scotland via the M90 and A9/A90. Perth itself remains a desirable commercial and residential location with its strong local economy and attractive setting and surroundings.

Inchcape House is situated within North Muirton Industrial Estate, north of the city centre and immediately east of Inveralmond Industrial Estate to form the city's primary commercial hub. More specifically, the subjects are located on the north side of Inchcape Place, accessed via Arran Road.

Neighbouring occupiers include Aim Developments, McLaughlin Transport, Dingbro, Halfords and Dicksons of Perth.

DESCRIPTION:

Inchcape House comprises modern first floor office accommodation of brick construction incorporated within a larger steel frame industrial building. The ground floor is fully occupied by Aim Developments with the upper floor available as whole or private individual suites.

Internally the subjects benefit from the following:

- Recently refurbished
- Attractive, modern entrance foyer
- Excellent natural daylight
- High speed broadband
- Tea preparation facilities
- Shower facility
- On site facilities manager during normal business hours
- 24 hour access
- CCTV monitoring
- On site car parking spaces



Property Details

ACCOMMODATION & FLOOR AREAS :

The following opportunities are currently available to lease of flexible terms with immediate entry.

Suite	Status	Size (sq ft)	Indicative Occupancy	All Inclusive Rent (per month)	All Inclusive Rent (per annum)
1.01	AVAILABLE	294	6	£550	£6,600
1.02	AVAILABLE	124	3	£395	£4,750
1.03	AVAILABLE	88	2	£300	£3,600
1.04	AVAILABLE	198	4	£450	£5,400
1.05 & 1.06	AVAILABLE	453	10	£750	£9,000
Total		1,157	25	On Application	On Application

Alternatively, the entire first floor is available on standard FRI terms with a quoting rent of £11,500 per annum.

ENERGY PERFORMANCE:

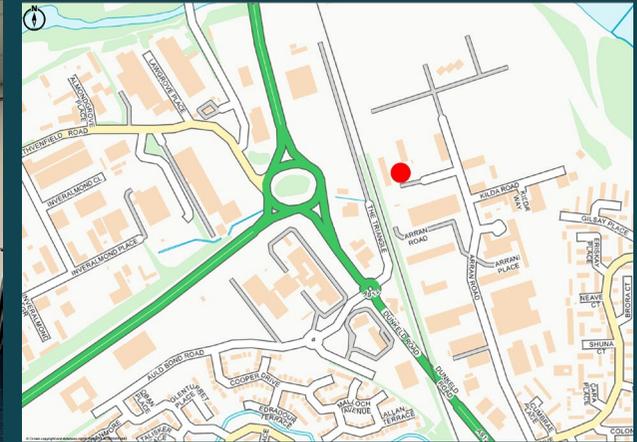
A copy of the EPC document for the subjects is available upon request.

VAT:

All rental figures quoted are subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents.



ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

Make an enquiry

DM HALL

DM Hall LLP

Shed 26, Unit 34 City Quay,
Camperdown Street,
Dundee, DD1 3JA
01382 873 100

Sadik Chowdhury MRICS

Leigh Porteous MRICS

FifeTaysideAgency@dmhall.co.uk

ANTI MONEY LAUNDERING: DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors

DM HALL



Regulated by
RICS