



For Lease - 1 Maidenplain Place, Aberuthven, Auchterarder, PH3 1EL

A Modern Office Opportunity in a Well-Connected Perthshire Location
High-Quality, Flexible Office Accommodation with Excellent Parking

SMART&CO.
surveyors & property consultants



Property Highlights

Modern two-storey office pavilion extending to approximately 706.56 sq m (7,605 sq ft)

Excellent access & visibility—prominent roadside position at the junction of Maidenplain Place and the A824, with immediate access to the A9 for links to Perth, Stirling and the wider Central Belt

Generous on-site parking with 45 car parking spaces, including 2 EV charging stations.

High-quality arrival experience—glazed porch entrance leading to a double-height reception/atrium.

Flexible workspace configuration—a mix of cellular and open-plan suites, including cellular partitioned areas suitable for reconfiguration.

Strong sustainability credentials with extensive solar

Negotiable rent and lease lengths available.

Location

The property occupies a prominent roadside position at the junction of Maidenplain Place and the A824, with immediate access to the A9 dual carriageway, providing strong connectivity to Perth, Stirling and the wider Scottish Central Belt.

Description

The property comprises a modern and highly versatile two-storey office pavilion, set within an extensive and secure surfaced car park. A striking glazed porch entrance leads into an impressive double-height reception and atrium, providing a strong sense of arrival and an excellent first impression for occupiers and visitors alike. The office accommodation is arranged over both floors and offers a flexible combination of open-plan and cellular

space, readily adaptable to suit a wide range of occupier requirements. The building benefits from a strong occupational specification, including a disabled passenger lift, contemporary kitchen, WC and shower facilities, a dedicated boardroom, and a workshop/store with roller shutter access. Sustainability and occupier convenience are key considerations, with extensive solar panel provision, 45 on-site car parking spaces including two EV charging points, secure cycle storage, and an attractive landscaped area to the rear incorporating a sectioned yard.

The property is currently available to lease as a whole in its existing configuration, presenting an excellent opportunity for a single occupier seeking a high-quality standalone headquarters. In addition, proposals are being considered to sub-divide the accommodation to create a modern, business-centre style environment offering smaller, flexible office suites. Any future subdivision will be entirely demand-led, ensuring the space is configured to best meet market requirements. Indicative sub-division options are set out in the Annex – see back page.

Accommodation (Net Internal Area)

Ground Floor:	329.84 sq m (3,550 sq ft)
First Floor:	376.72 sq m (4,055 sq ft)
Total NIA:	706.56 sq m (7,605 sq ft)

Lease Terms

Flexible lease terms available by negotiation.

Non-Domestic Rates

The subjects have a proposed Rateable Value of £58,200.

Energy Performance Certificate

C, with on-site solar PV and the potential to improve to a B rating through further efficiency measures.

Legal Costs & VAT

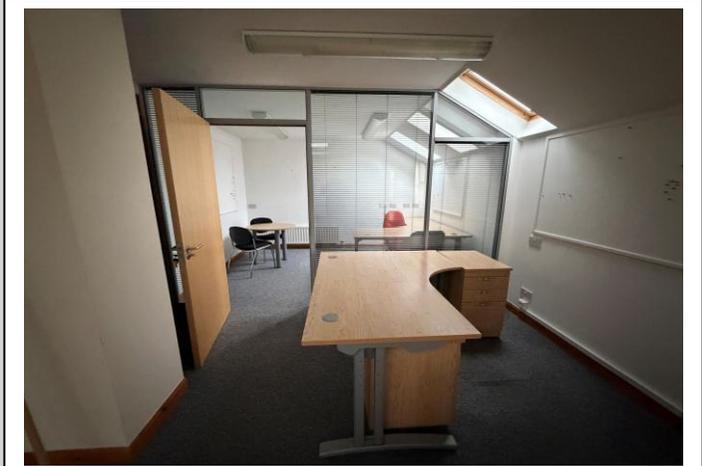
Each party will be responsible for their own legal costs. VAT may be chargeable.

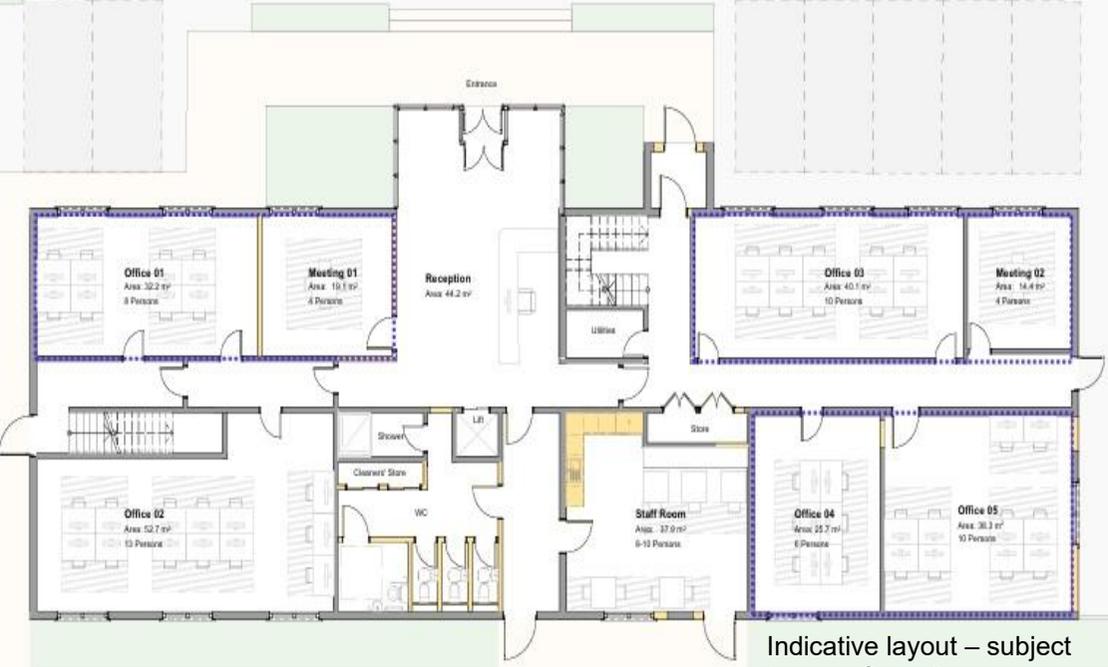
All Enquiries

Graeme Duncan BSc (Hons) MRICS

✉ graeme@smartandco.co.uk

☎ 07954 815 365

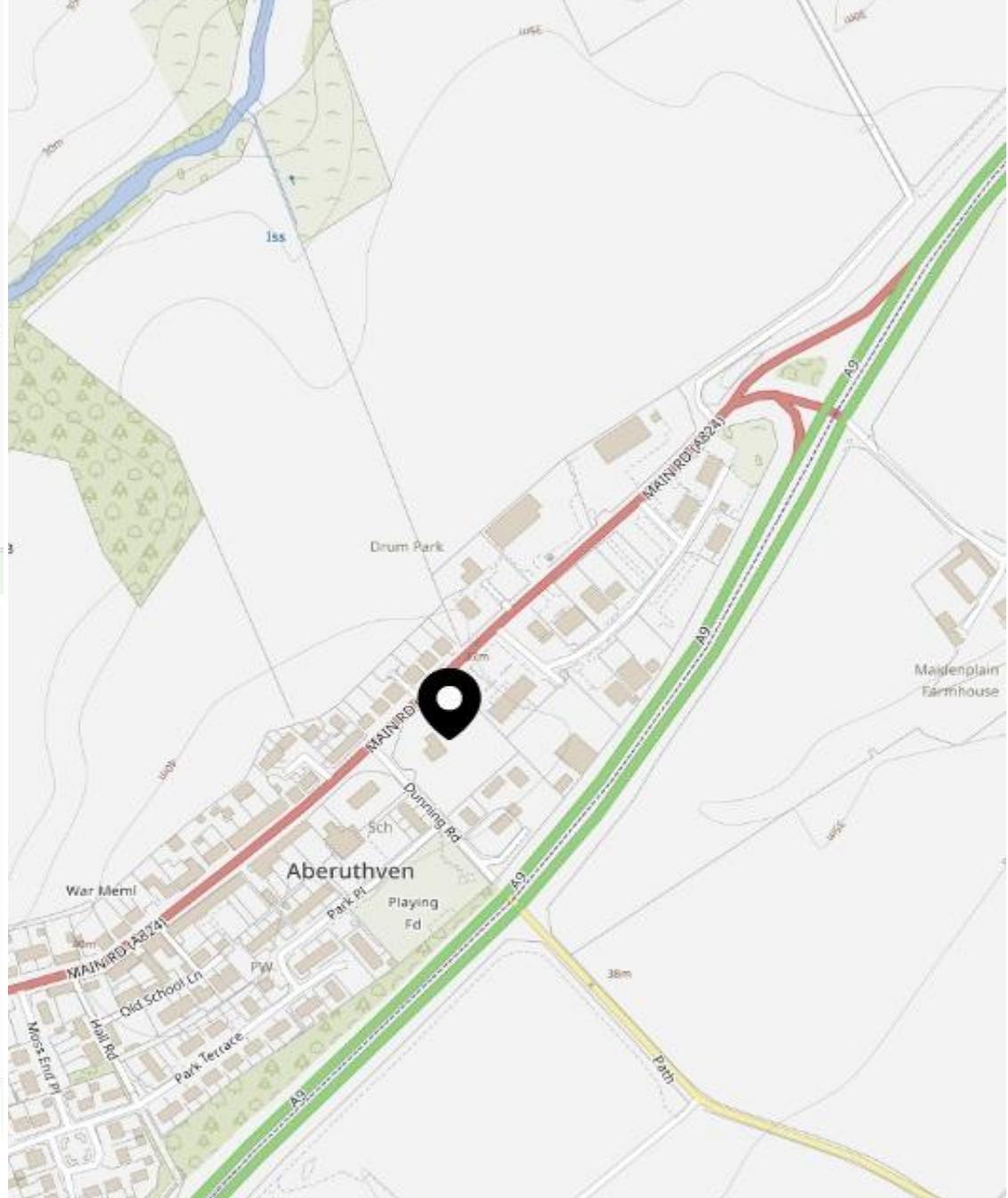




Indicative layout – subject to reconfiguration



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Annex – Indicative Sub-Division Opportunity

The building offers excellent potential to be configured as a high-quality, business-centre style office environment, providing a range of flexible, self-contained office suites. The indicative schedule below demonstrates how the existing accommodation could be sub-divided to suit small and medium-sized occupiers, with layouts delivered on a demand-led basis.

Indicative Office Schedule (Subject to Reconfiguration)

Floor	Suite	Area (sq ft)	Indicative Occupancy
Ground	Meeting 01	206	4
Ground	Meeting 02	155	4
Ground	Office 01	344	8
Ground	Office 02	567	13
Ground	Office 03	432	10
Ground	Office 04	268	6
Ground	Office 05	412	10
First	Office 01	630	14
First	Office 02	531	12
First	Office 02 – Meeting	171	6
First	Office 03	272	6
First	Office 04	442	10
First	Office 05	210	4
First	Office 06	420	8

Key Benefits: Flexible suite sizes • Strong natural light • Excellent parking provision • Potential for shared reception and meeting facilities • Adaptable lease terms. *Note: Areas and layouts are indicative only and subject to detailed design, statutory consents and final agreement.*