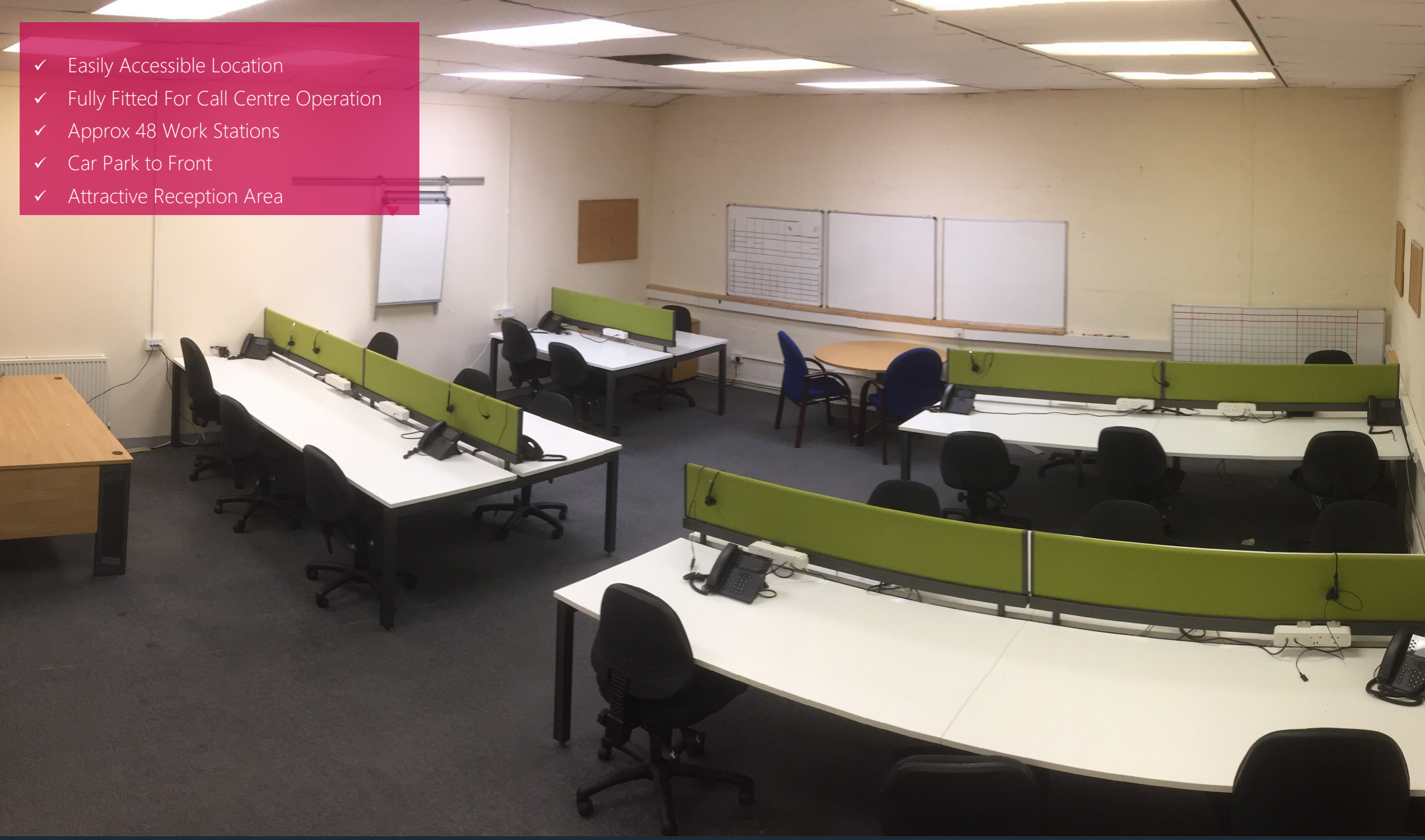


- ✓ Easily Accessible Location
- ✓ Fully Fitted For Call Centre Operation
- ✓ Approx 48 Work Stations
- ✓ Car Park to Front
- ✓ Attractive Reception Area

Suite 3, Arran House, Arran Road, Perth | To Let

Fitted Call Centre Unit—May Suit Other Uses

232 sqm (2,501 sqft)

FALCONER PROPERTY CONSULTANTS

SMART&CO. surveyors & property consultants

Property Highlights

- ✓ Easily Accessible Location
- ✓ Fully Fitted For Call Centre Operation
- ✓ Approx 48 Work Stations
- ✓ Car Park to Front
- ✓ Attractive Reception Area

Situation

Perth is centrally located and extremely well connected with 90% of Scotland's population within 90 minutes drivetime of the City.

Situated in the North Muirton area of Perth, with excellent connectivity to the A9 close to Inveralmond Roundabout. The premises are accessed via Arran Road. Nearby occupiers include Enterprise Rent A Car, Howden, Grahams, Dulux, CTD and Volvo

Perthshire is home to a number of world-class education and research institutions and major companies including; SSE, Aviva, Stagecoach and Highland Spring.

Description

The property is situated within Arran House Business Centre and largely comprises three main rooms, a managers room and additional flexible space outwith these rooms (see floor-plan attached). The property benefits from an attractive communal reception area, communal WC's and car parking to the front.

Lease Terms

The property is available on flexible terms for a duration to be agreed at a rent of £15,000.

Business Rates

The property is currently entered in the Valuation Roll with a Rateable Value of £11,700, so may qualify for Zero Business Rates. Interested parties should satisfy themselves on this.

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.
The tenant will be responsible for any LBTT and Registration Dues.

Energy Performance Certificate

Copy available on request.

Enquiries

For more information or to arrange a viewing, please contact the sole joint agents:

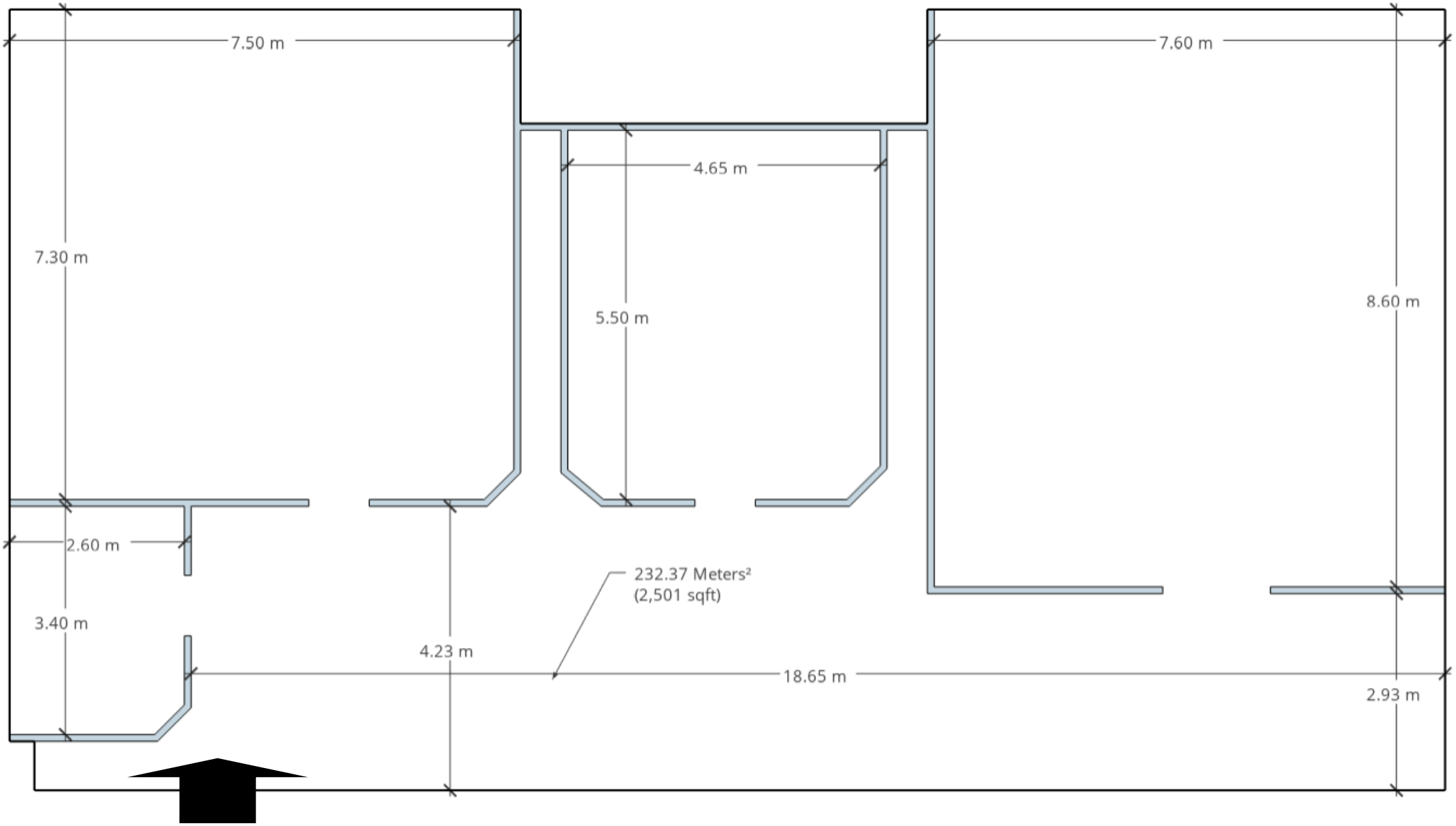
Doug Smart	Sandy Falconer
07850 517 323	07753 340 113
doug@smartandco.co.uk	sandy@falconerproperty.co.uk





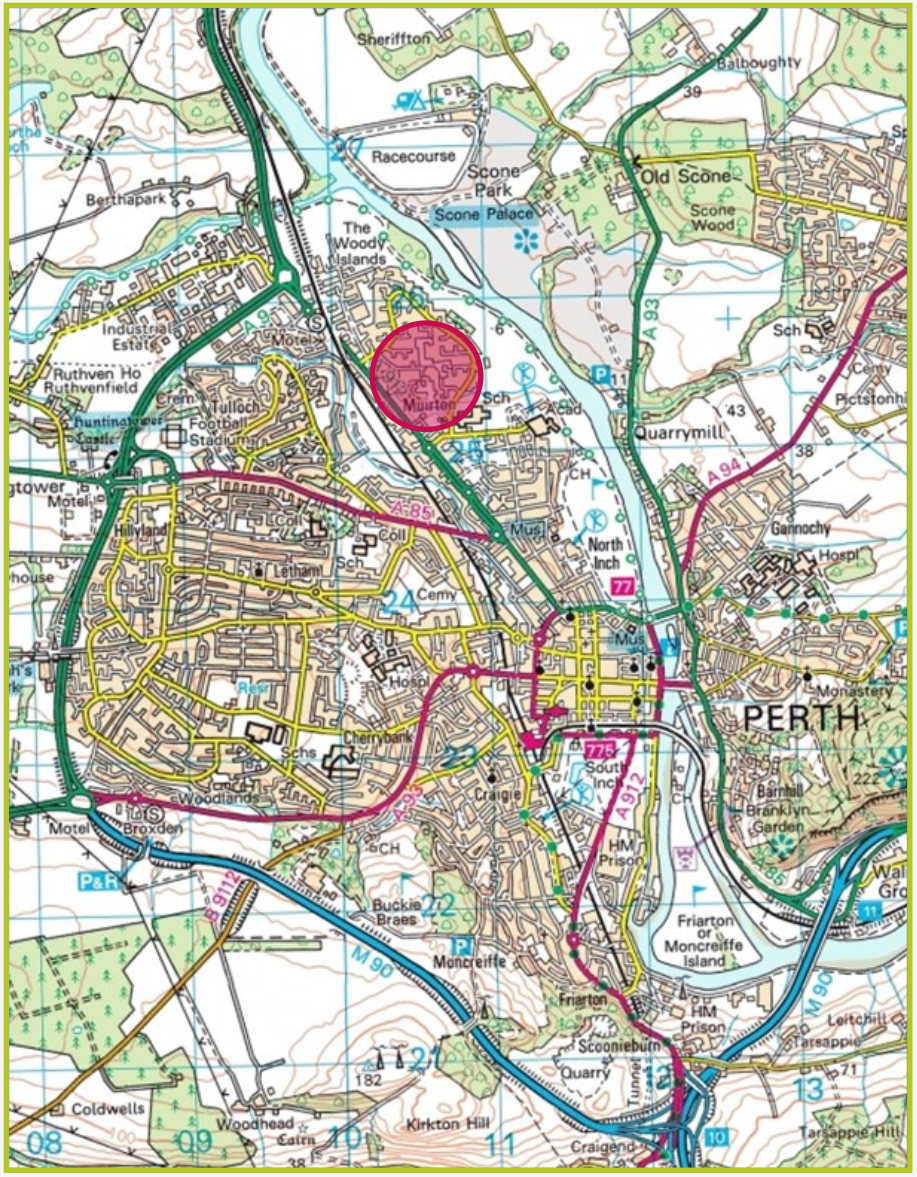
ARRAN HOUSE, ARRAN ROAD, PERTH

(CALL CENTRE UNIT)



Entrance from reception area


Dunkeld Road
Unit M - P
Arran House
Arran Road
Dunkeld Road
danscotprint
Graham
Home of the bathroom brands
JEWSON
VOLVO
enterprise
rent-a-car
LAND ROVER
Holiday Inn
HOWDENS
JACS
JOINERY AND CONSTRUCTION SUPPLIES LTD
PERTH'S LOCAL SUPPLIER TO THE TRADE & DIY CUSTOMER
SCOTTISH COMMUNICATIONS GROUP
integrated security solutions
EDMUNDSON ELECTRICAL
RENAULT
Dulux DECORATOR CENTRE









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