LAST REMAINING PLOT

DEVELOPMENT LAND

AVAILABLE

Serviced Development Plot (0.24 Ha / 0.6 Acres)

Plot 7 • Broxden Business Park • Perth • PH2 0PL

On the instructions of Perth & Kinross Council

- Situated adjacent to Broxden Roundabout
- Offering excellent transport links into Perth City Centre and Scotland's motorway network
- Broxden Business Park, regarded as one of Perth's most prestigious business locations
- Situated alongside proposed Class 4 office development, Peter Vardy Porsche Centre, Greene King Farmhouse Inn and Costa Coffee drive-thru (construction underway)

PERTH & KINROSS COUNCIL

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Serviced Development Plots

Broxden Business Park • Perth • PH2 0PL

LOCATION

The city of Perth has access to a large local workforce and has a resident population of approximately 45,000 people. Located in the heart of central Scotland, 90% of Scotland's population can be accessed within approximately a 90 minute drive time with virtually all of the major road routes passing through Perth. Perth successfully gained city status in 2012, becoming Scotland's newest city.

ACCESSIBILITY

The city of Perth benefits from excellent transport connections with close proximity to the dominant road arteries of Scotland's national road network, A9, M90 and A90. Perth is situated approximately 22 miles west of Dundee, 43 miles north of Edinburgh and 61 miles north-east of Glasgow.

Regular scheduled flights to London City are available from Dundee Airport (30 minutes) and flights to a wider range of national and international destinations from Edinburgh and Glasgow Airports (45 mins and 75 mins travel time respectively).

BROXDEN BUSINESS PARK

Broxden Business Park is situated adjacent to the Broxden roundabout, and is regarded as one of Perth's most prestigious business parks. The unrivaled accessibility is one of the key drivers that has attracted the high quality occupiers into the park to date. The optimal location next to the Broxden Roundabout allows for quick and easy access onto Scotland's road network and into the city centre.

Current occupiers within Broxden Business Park include Scottish Government Environment & Rural Affairs Department, Lloyds Banking Group, Waterman Group, Gillespie Macandrew, Balhousie Care Group, Scotland Transerv & NHS Tayside's Integrated Dental Treatment and Training Centre.

The park is ideally located for the Broxden Park and Ride site which is located on the Glasgow Road within minimal walking distance to the Business Park. The Stagecoach Park and Ride service serves the Business Park on Lamberkine Drive, providing a convenient bus service into the City Centre, and on to the Leonard Street Bus and Rail Stations.

Megabus.com use the Broxden Park+Ride site as an interchange for their buses operating to Glasgow, Edinburgh, Dundee, Aberdeen and Inverness.

Other businesses located next to the Park and Ride facility include ESSO service station, Travelodge, McDonalds and a Harvester restaurant.

AVAILABLE PLOTS

Five development sites are available:

Plot	Approximate Site Areas	
Plot 3	Sold	
Plot 4	Sold	
Plot 5	Sold	
Plot 6a	Sold	
Plot 7	0.242 Ha	0.598 Acres

PLANNING

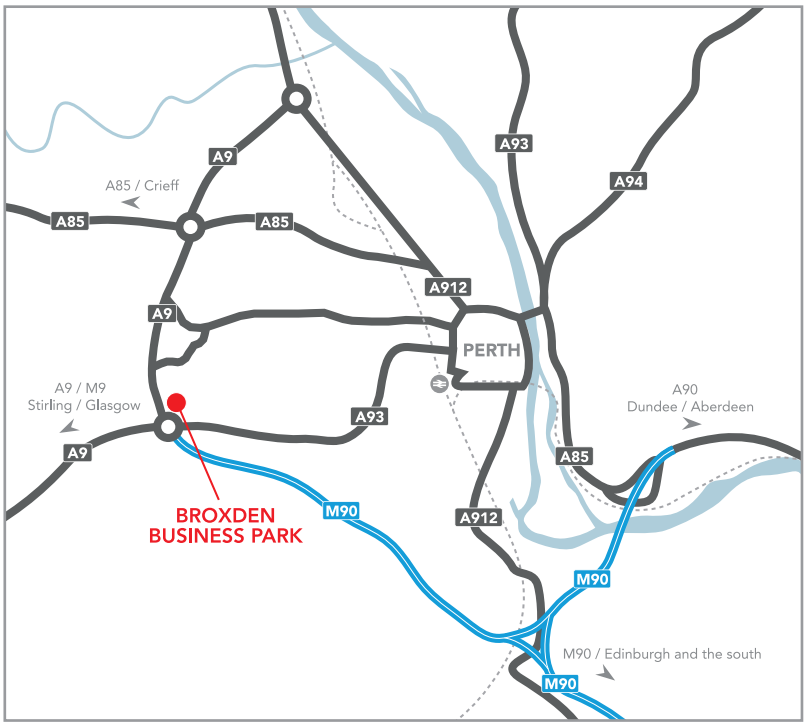
Broxden Business Park was identified within the Perth Area Local Plan as a proposed business location for offices, high technology and compatible uses.

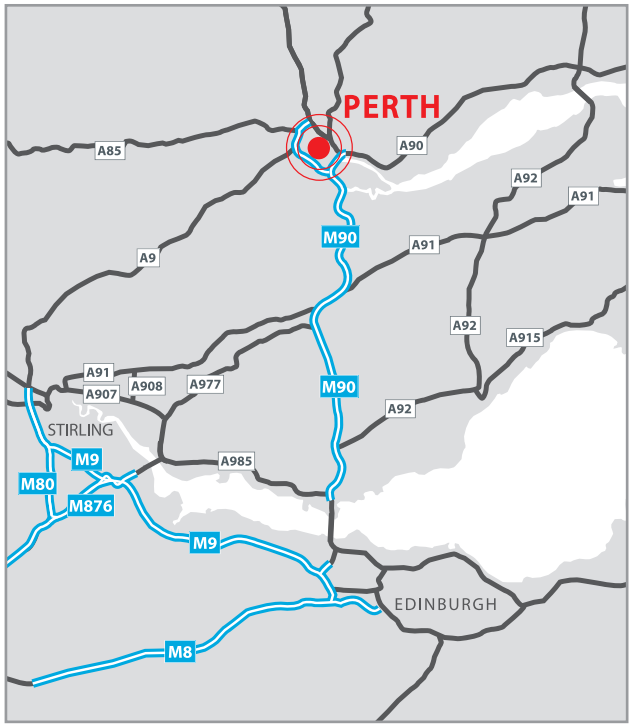
The Council will encourage Class 4 'Business' and ancillary uses where they are complimentary to the function of the business park.

For further information on Planning, interested parties are encouraged to make direct contact with the Development Management team at Perth and Kinross Council who can be contacted at:

Development Management,
The Environment Service, Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD

Customer Service Centre: 01738 475 300
Email: developmentmanagement@pkc.gov.uk





TECHNICAL INFORMATION

A range of technical information is available upon request from the sole selling agents, JLL. This information is provided for reference only and cannot be warranted.

OFFERS

Offers are invited.

A closing date will be set and interested parties will be notified of the closing date arrangements.

Each party will be responsible for their own legal costs with the purchaser responsible for any LBTT, VAT or registration dues incurred thereon.

FURTHER INFORMATION

Further information can be obtained through the sole selling agents.

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