

To Let

Caledonian House

West Kinfauns

Perth

High quality open plan office accommodation

Suites available from 2,500 sq ft (232.25 sq m)

Flexible lease terms





Location

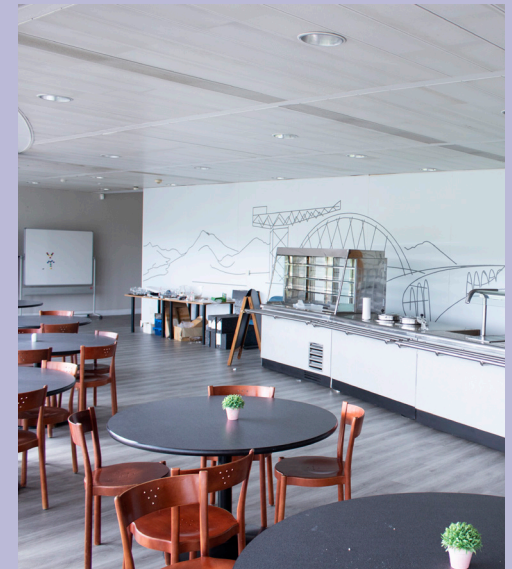
Perth is an attractive city, population 47,000 approx, located on the River Tay. It is situated approximately 43 miles to the north of Edinburgh. The city is the administrative centre for Perth & Kinross Council, with other major employers including Aviva, SSE and Stagecoach Group.

With the M90, A90 and A9 arterial routes linking it to the capital, central Scotland, Dundee and northwards, the city is extremely well connected with a significant proportion of Scotland's population living within an hour's drive.

Caledonian House is situated approximately two miles to the east of the city centre, in an attractively landscaped setting close to the river, with the M90/A90 interchange being immediately accessible.

Location	Distance (miles)	By Car (mins)	By Train (mins)	By Bus (mins)
Dundee	21	30	21	40
Stirling	34	45	35	35
Edinburgh Airport	41	47	—	—
Edinburgh	43	55	45	70
Glasgow	60	74	65	104
Aberdeen	81	100	95	120





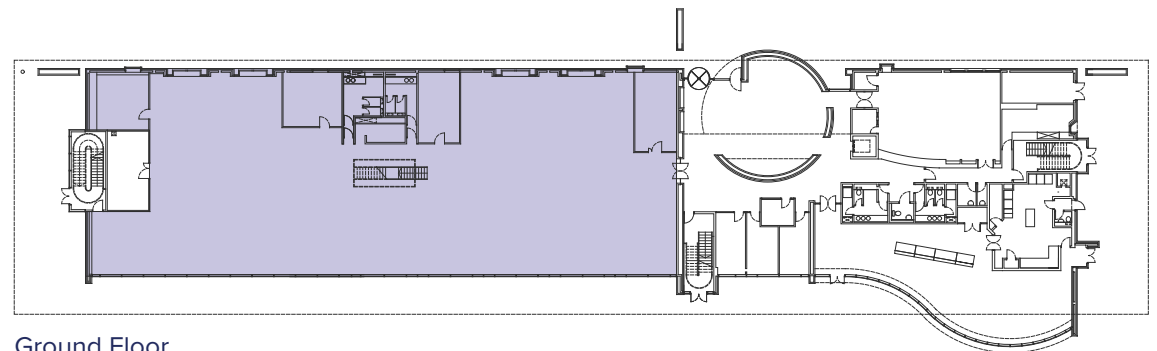
Description

Caledonian House is a modern, two storey office building, developed in 1998 to the original occupiers' own high specifications, which includes the following:

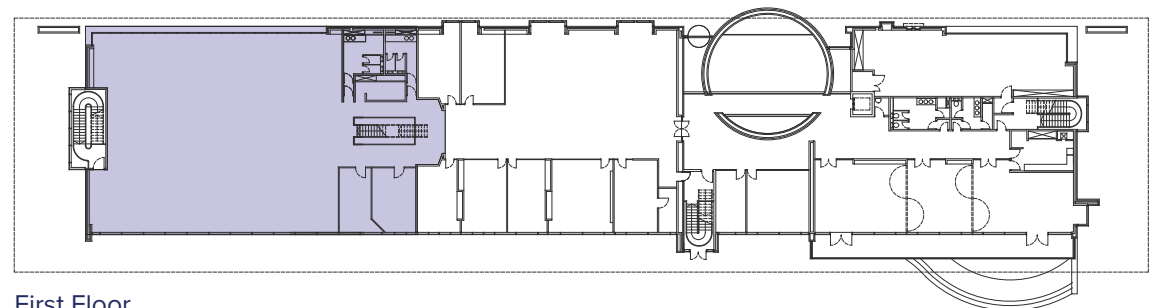
- Imposing double height reception area
- Open plan office accommodation
- Full air conditioning throughout all office areas
- Raised access floors with floorboxes for power, data and telecoms
- 12 person passenger lift
- Generous provision of male & female toilet facilities and showers(?)
- Extensive, secure car parking
- Ready for immediate occupation

Accommodation

The regular floorplates allow for complete flexibility when considering sub-division and suites from 2,500 sq ft (232.25 sq m) can be created.



Ground Floor



First Floor



Quoting Terms

Our client is prepared to offer leases from 3 years and upwards. Further information regarding quoting rental is available from the letting agents.

Energy Performance Certificate (EPC)

The building has an EPC rating of 'X'

Rateable Value

Individual suites will require to be assessed separately on completion of the sub-division works. While the agents can provide indicative figures, interested parties should make their own enquiries of the Perth Assessor.

VAT

All figures are quoted exclusive of VAT

Viewing and Further Enquiries

For further information or to arrange a viewing please contact the joint letting agents



Keith Scobbie
keith.scobbie@g-s.co.uk

Garth Davison
garth.davison@g-s.co.uk



Allan Matthews
allan.matthews@cbre.com

Angela Lowe
angela.lowe@cbre.com

The Agents for themselves and for the lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract. Intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely, (2) No person in the employment of The Agent has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) The images, floorplans, dimensions and floor areas in the brochure are indicative only. August 2019.