



**Graham
+ Sibbald**

FOR SALE/TO LET

ROWAN HOUSE, MANSON ROAD, PERTH



- VERSATILE NEW BUILD OFFICE ACCOMMODATION
- SUITES FROM 127 SQ M TO 290 SQ M
- AMPLE SECURE CAR PARKING

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ROWAN HOUSE, MANSON ROAD, PERTH

NEW BUILD OFFICE ACCOMMODATION

LOCATION

The city of Perth has a resident population of approximately 46,000 persons, with the population of the surrounding catchment area estimated to be in the region of 130,000.

Perth is situated approximately 22 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow.

The property is located a short distance south of Perth City Centre in a busy commercial area occupying a highly visible position on the west side of Edinburgh Road. Surrounding occupiers/properties include the Algo Business Centre, A & J Stephens Headquarters and Westcar Saab whilst the Tesco's Superstore is located only 200 metres distant.

Located on the main arterial route the property enjoys excellent accessibility, lying only a short distance from the town centre, and linking into the inner ring road, city by pass and motorway network beyond.

The approximate location of the subjects is shown on the below plan.



DESCRIPTION

The subjects, following completion will comprise a purpose built 3 storey Office pavilion, in total extending to approximately 12,000 sq ft (1,115 sq m).

The accommodation is laid out equally over ground, first and second floor levels, the ground floor having been pre-let to Kirklands Solicitors and Software Developers.

Outwith the building the site will be landscaped, with secure private parking for staff and visiting clients.

Access to the building is via a glazed entrance canopy with lift access provided to the upper levels.

On each floor toilet facilities are contained in a central core. The floor plans show the ground floor layout as selected by Kirklands, with the first and second floor showing two possible alternative layouts. The space on each floor can be used as a single office suite or subdivided into two units. The earlier successful tenants/purchasers are involved the more flexibility they will have in the final layout

Ground Floor

Pre-Let to Kirklands

First Floor (Possible layout)

Suite 1 – 127 sq m (1,367 sq ft)

Suite 2 – 156 sq m (1,722 sq ft)

Second Floor (possible layout)

Single Open plan Suite – 290 sq m (3,090 sq ft)

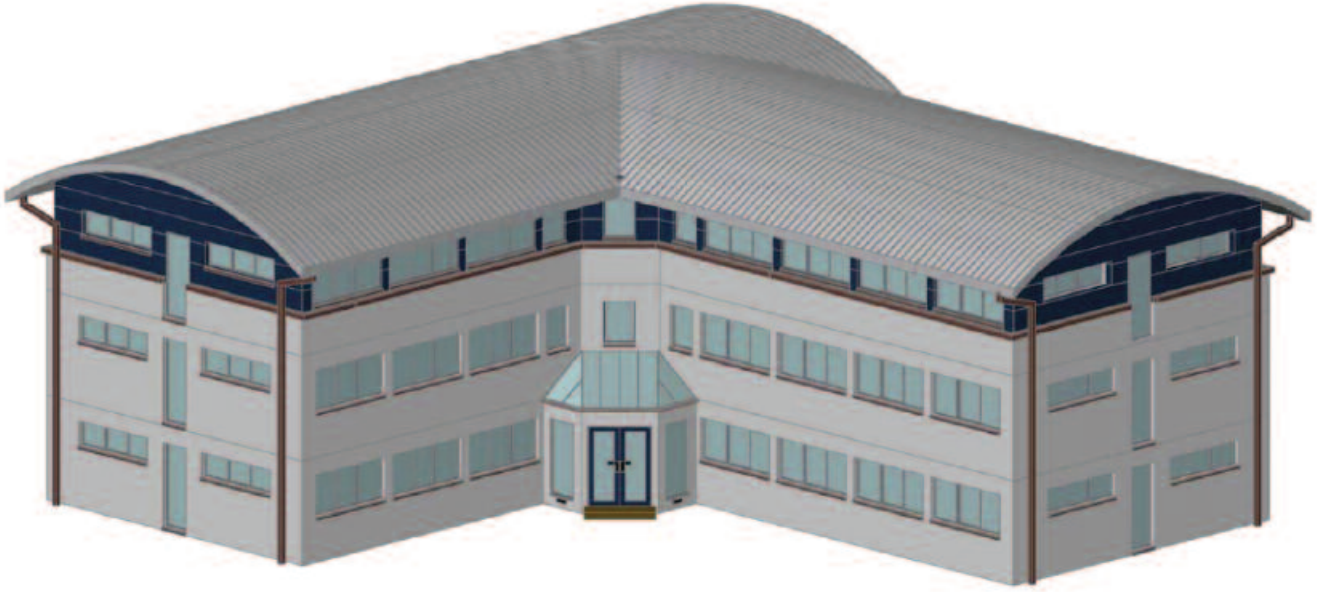
Using contemporary design the building will provide modern quality open plan space of the highest standard. The specification including the following:

- Fully wired for data and telecoms
- Suspended ceiling incorporating modern recessed lighting
- Male/Female and Disabled Toilets on each floor
- 4 Passenger Lift
- DDA compliant
- Secure Car Parking

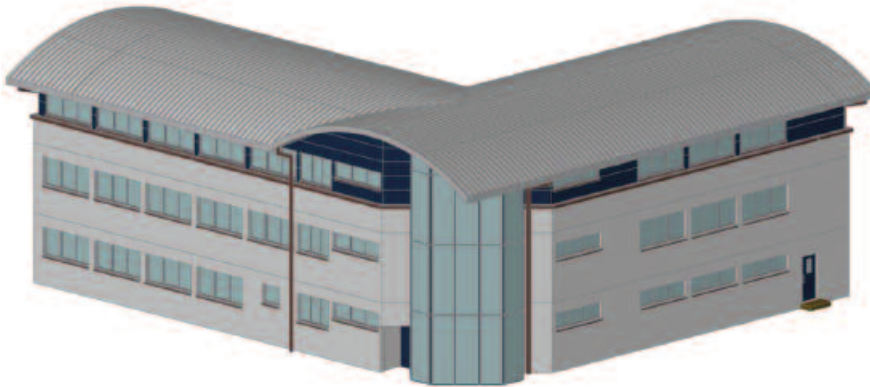
TIMING

Subject to the granting of Planning Consent it is anticipated that completion will be achieved Spring 2010.

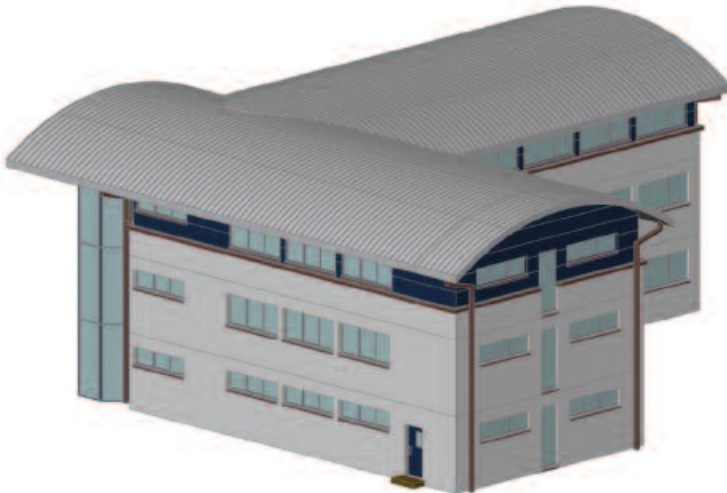
Prospective tenants/purchasers are encouraged to have an early involvement with the design and layout with potential for the Office Suites to be finished on a “turnkey” design and build basis.



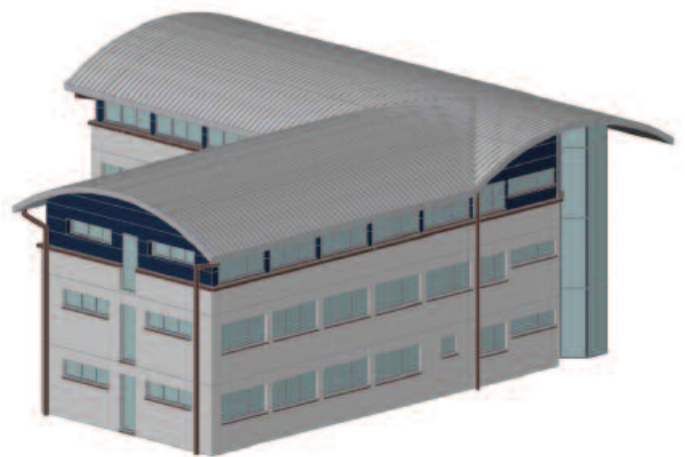
south east elevation



north west elevation



south west elevation



north east elevation

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NEW BUILD OFFICE ACCOMMODATION

TERMS

To lease on a Full Repairing and Insuring basis incorporating 5 yearly upward only Rent Review. Rents of £14 per sq ft (net internal area) are sought.

Subjects are also available for sale, on a floor by floor basis, with further details from the Selling Agent upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs, however the ingoing tenant will be responsible for Stamp Duty Land Tax, Registration and any other costs incurred in the transaction, together with any VAT payable thereon.

RATING

The premises will require to be assessed on occupation.

SERVICE CHARGE

Service charges are to be confirmed and will be dependent upon occupancy.

VAT

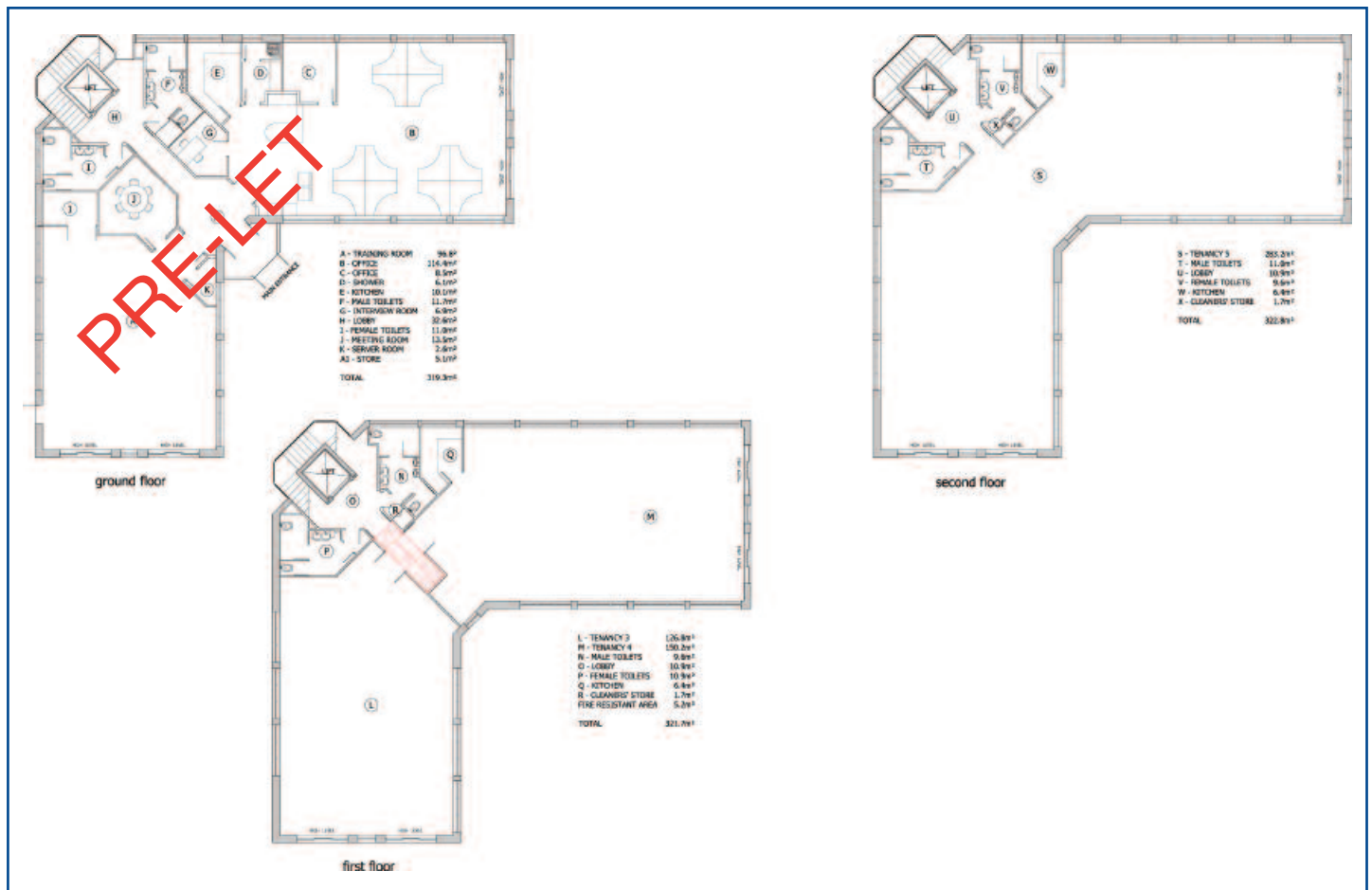
For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by contacting Graham & Sibbald, the sole letting agents on 01738 445733, quoting reference KS/RH or e-mail kscobbie@g-s.co.uk.

DATE OF PUBLICATION

December 2008



WITH OFFICES IN:

- ABERDEEN
- GLASGOW
- PAISLEY
- DUNDEE
- HAMILTON
- PERTH
- DUNFERMLINE
- INVERNESS
- STIRLING
- EDINBURGH
- KILMARNOCK
- WEYBRIDGE
- FALKIRK
- KIRKCALDY



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& Sibbald**

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IMPORTANT NOTICE

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.