

DM HALL

For Sale

Modern Office Building
with 45 Car Parking
Spaces

1 Maidenplain Place
Aberuthven
Auchterarder
PH3 1EL



706.56 SQ M
7,605 SQ FT

Property Details

- Modern office pavilion over two floors
- Generous on-site parking
- Includes workshop and yard
- Sale offers over £600,000

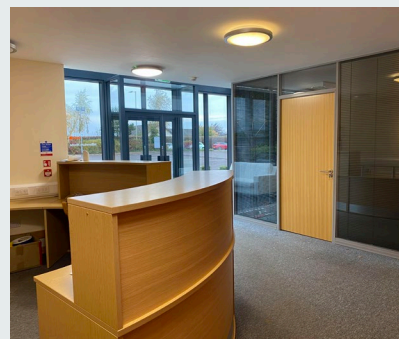
LOCATION:

The subjects are located in the village of Aberuthven, approximately 10 miles south of Perth and 2 miles north of Auchterarder. The property is situated within the established Aberuthven Enterprise Park, home to a range of businesses including The Motorhome Company, WM Donald, BASICS Scotland and Blackbirds. This enterprise hub is due to grow with mixed-use developments in the pipeline.

The property itself benefits from a prominent and highly accessible roadside position on the junction of Maidenplain Place and A824 with immediate access to the A9 dual carriageway, connecting Auchterarder to Perth, Stirling and the wider Scottish Central Belt.

DESCRIPTION:

The subjects comprise a quality 2 storey office pavilion with an extensive surfaced and secure car park. The office accommodation on both floors comprise a mix of cellular and open plan and cellular partitioned suites capable of flexible reconfiguration.



Property Details

The property also benefits from the following specification:

- Glazed porch entrance with double height reception/atrium
- Extensive solar panels
- Disabled passenger lift
- 45 car parking spaces including 2 EV charging stations
- Cycle storage
- Landscaped area to rear with a sectioned yard
- Kitchen, WC and shower facilities
- Carpet and tile floor covering
- Boardroom
- Workshop/store with roller shutter door

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

ACCOMMODATION	SQ M	SQ FT
Ground Floor	329.84	3,550
First Floor	376.72	4,055
Total Net Internal Area	706.56	7.605

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



Property Details

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £58,500 per annum.

PRICE:

On the instruction of the Joint Administrators of Hadden Construction Limited, offers in excess of £600,000 are invited for the benefit of our clients interest.

LEGAL COSTS:

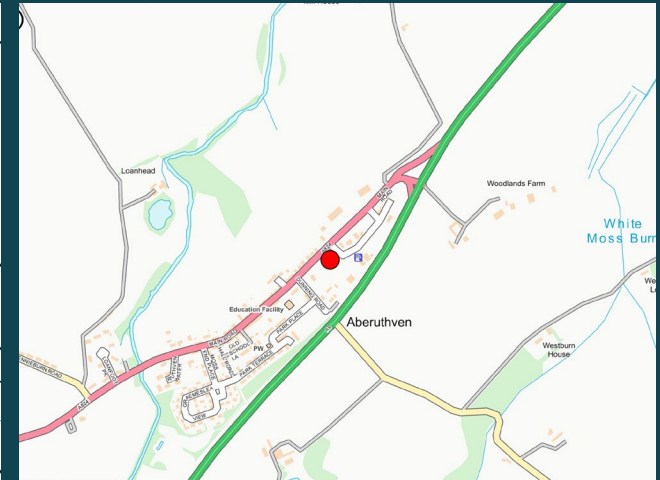
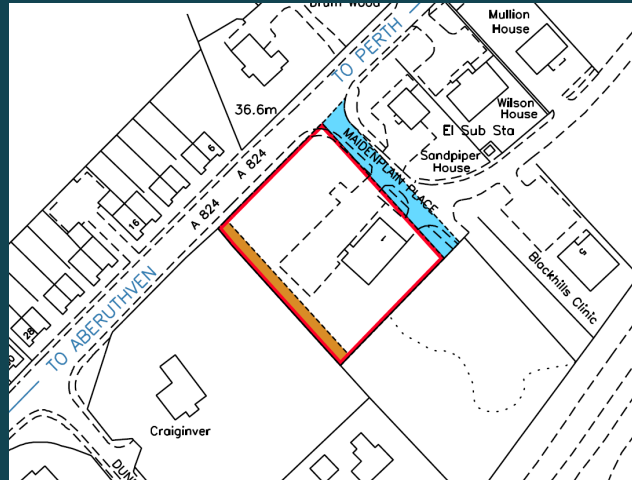
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

DM HALL

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