

# DM HALL

## For Sale

Modern Office Building  
with 45 Car Parking  
Spaces

PRICE  
REDUCED



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 £480,000

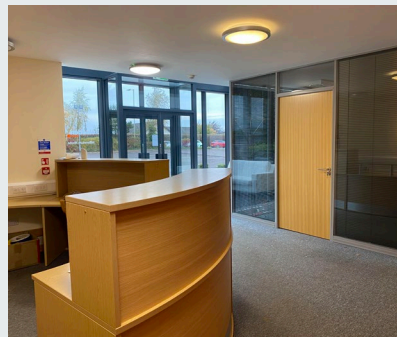
## LOCATION:

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 £480,000 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.

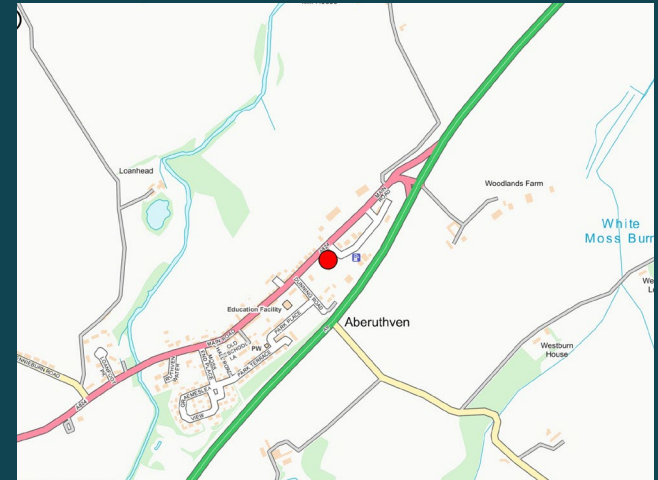
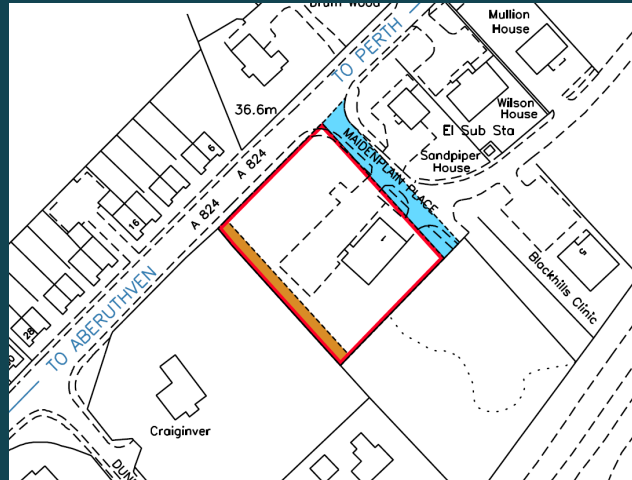
## ANTI MONEY LAUNDERING:

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.

# DM HALL



Regulated by  
**RICS**



## Make an enquiry

# DM HALL

### DM Hall Commercial

Shed 26, Unit 34 City Quay,  
Camperdown Street,  
Dundee, DD1 3JA  
01382 873 100

Sadik Chowdhury

[dundeagency@dmhall.co.uk](mailto:dundeagency@dmhall.co.uk)

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors