

# TO LET

**OFFICES, STUDIO &  
WORKSHOP ACCOMMODATION**



**GLENRUTHVEN MILL, MILTON, AUCHTERARDER, PERTSHIRE, PH3 1DP**



- **Small business estate suitable for variety of uses and occupiers.**
- **Pleasant working environment.**
- **Competitive and affordable rent.**

#### **LOCATION**

Auchterarder is a small but prosperous town located within Perth and Kinross District.

The town has a resident population of approximately 4000 persons (Source : Perth and Kinross Council) and is located approximately 15 miles south west of Perth being accessed from the A9 with the world famous Gleneagles Golf Resort nearby.

The town provides typical medical, shopping, banking and school facilities.

The subjects are located within Glenruthven Mill as indicated on the attached location plan. This is an ideal location for those doing business within the local area and provides excellent access to the national road network.

**VIEWING & FURTHER INFORMATION:**  
Strictly through the sole  
letting agents

Jonathan Reid BLE (Hons) MRICS  
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### DESCRIPTION

The subjects comprise a former mill which has been sub divided and refurbished to provide a variety of storage, warehouse, workshop, office and studio space.

The accommodation is well presented and suitable for a variety of business uses.

### ACCOMMODATION

The available space ranges from small office suites of 39 sq. m. (417 sq. ft.) or thereby up to larger workshop accommodation with mezzanine space of 450 sq. m. (4,850 sq. ft.) or thereby.

### RATEABLE VALUE

The subjects have been separately assessed and further details can be provided on application.

The unified business rate for 2014/2015 financial year is 47.1/48p.

### ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

### TERMS

Our client is seeking to lease the units on an individual basis for a negotiable term of years on an attractive rental basis.

Rents start from approximately £5,000 per annum.

### VAT

Prices are quoted exclusive of VAT (if applicable).

### VIEWING/FURTHER INFORMATION

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