



Modern Office with Car Parking | To Let

6B South Inch Business Centre, Perth, PH2 8BB

129 sq m (1,389 sq ft)



Property Highlights

Modern **first-floor office suite** within an established business centre

Extending to **approximately 129 sq m (1,389 sq ft)**

Flexible layout with a **blend of open-plan workspace and private offices**

Ceiling-mounted air conditioning providing both heating & cooling

Refurbished communal areas and upgraded facilities

Gated on-site car parking available

Elevated position with **attractive views over the South Inch**

Excellent city centre access via **Shore Road and Tay Street**

Rent: Negotiable + VAT & service charge

Rateable Value: £12,200 – with potential for up to **95% Small Business Rates Relief**

Situation

South Inch Business Centre is prominently positioned on Shore Road, just a short distance from Perth city centre. The location benefits from excellent connectivity, with easy access via the recently re-opened Shore Road and Tay Street. The Centre also offers generous on-site car parking, making it a highly convenient base for businesses requiring accessibility and visibility.

Description

The property offers a modern first-floor office suite within a well-established business centre. The layout combines open-plan workspace with a series of private offices/meeting rooms, delivering excellent flexibility to suit a variety of business requirements. Comfort is

ensured throughout with ceiling-mounted air conditioning units providing both heating and cooling.

Recent upgrades to the building include refurbished communal toilets, a new secure door entry system, and gated car parking to both sides of the building. The office also enjoys attractive views over the South Inch, offering a pleasant working environment.

Accommodation

The suite extends to approximately 129 sq m (1,389 sq ft) and is arranged to provide:

- A spacious open-plan office area
- Several partitioned private offices/meeting rooms
- Convenient access to shared toilet facilities within the building

Lease Terms

The property is available on a new Full Repairing and Insuring (FRI) lease at a negotiable rent per annum, exclusive of VAT and service charge. Lease length and terms are negotiable.

Business Rates

The property is currently entered in the Valuation Roll with a Rateable Value of £12,200. Subject to eligibility, the incoming occupier may benefit from up to 95% rates relief under the Small Business Bonus Scheme. Interested parties should contact Perth & Kinross Council for further information.

Energy Performance Certificate

Awaiting completion.

Legal Costs & VAT

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable. VAT will be applicable.

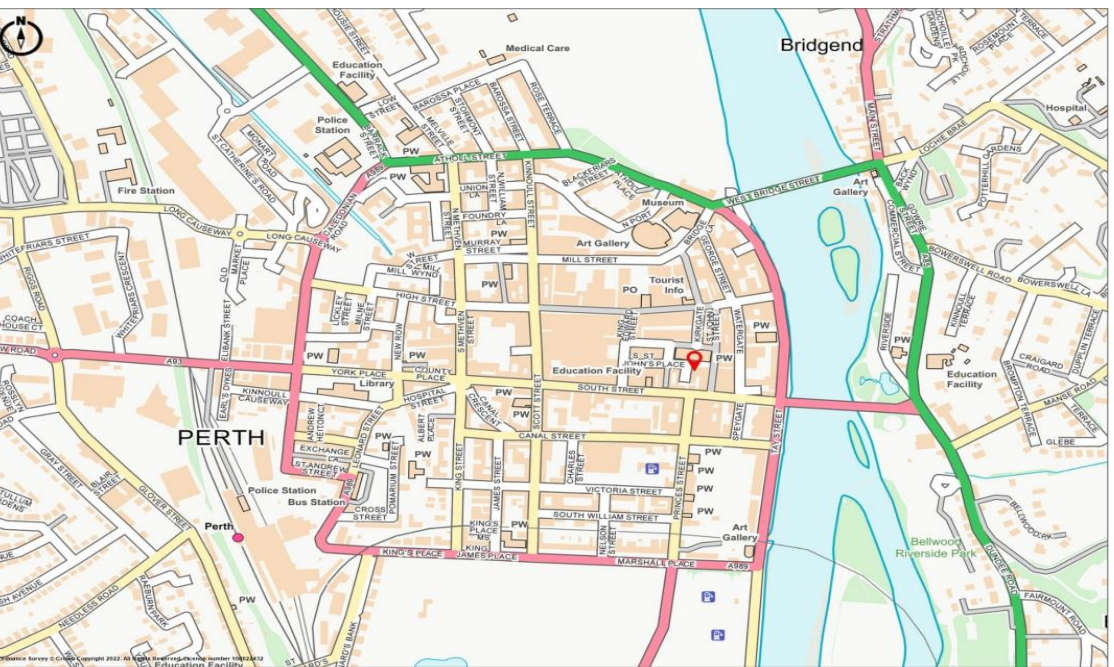
All Enquiries

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