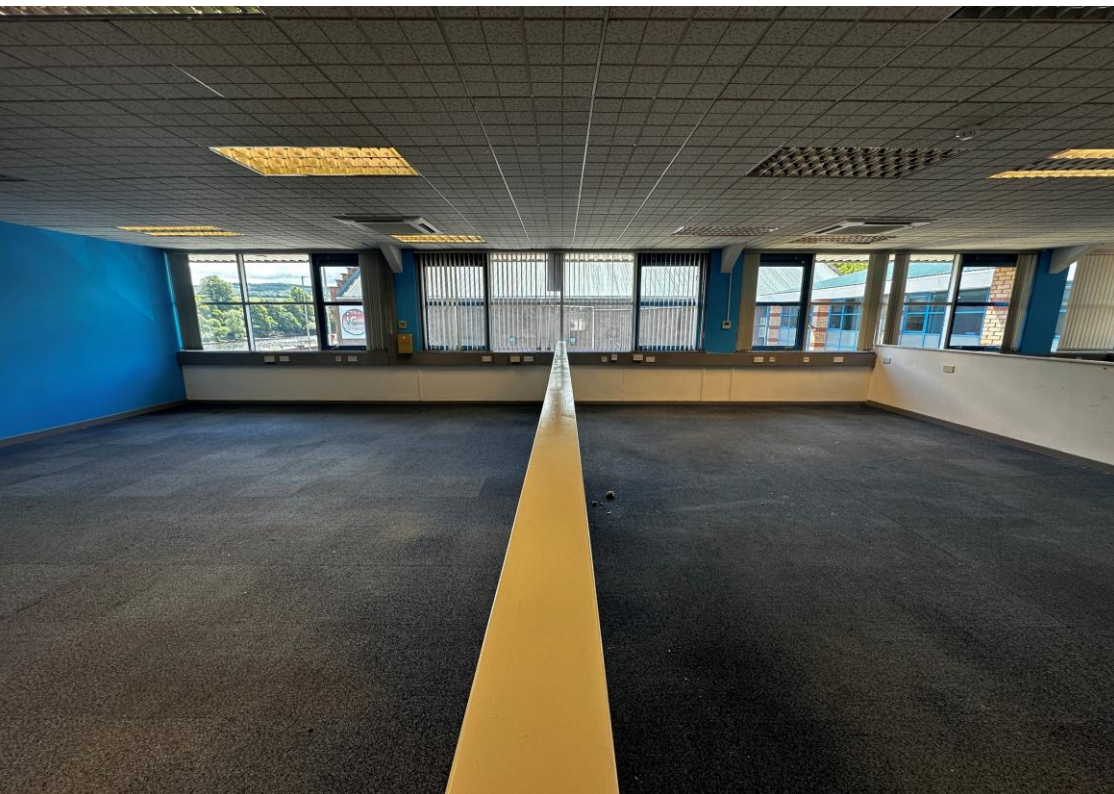




## Modern Office with Car Parking | To Let

Office 4, South Inch Business Centre, Perth, PH2 8BB

280.5 sq m (3,019 sq ft)



## Property Highlights

Modern **first-floor office suite** within a well-established business centre

Extending to **approximately 280.5 sq m (3,019 sq ft)**

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

**Ceiling-mounted air conditioning** providing heating & cooling

**Refurbished communal areas** including upgraded toilets and secure entry system

**Gated on-site car parking** on both sides of the building

Elevated position with **attractive views over the River Tay**

Convenient access to Perth city centre via **Shore Road and Tay Street**

**Rent:** Negotiable, plus service charge and VAT

### 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 contemporary first-floor office suite within a well-established business centre. Designed with flexibility in mind, the accommodation combines open-plan workspace with a series of private offices/meeting rooms, catering to a variety of business needs. The landlord is open to undertaking a full refurbishment or,

alternatively, providing a generous rent-free period to enable the incoming tenant to complete a bespoke fit-out. Comfort is assured with ceiling-mounted air conditioning units delivering both heating and cooling throughout the suite. The building has recently been upgraded to a high standard, featuring refurbished communal toilets, a modern secure door entry system, and gated car parking to both sides. The office enjoys an elevated position with stunning views over the River Tay, providing an inspiring and enjoyable working environment for staff and visitors alike.

### Accommodation

The suite extends to approximately 280.5 sq m (3,019 sq ft) and is arranged as follows:

- Open-plan office area
- Line of partitioned private offices/meeting rooms
- Private kitchen facilities
- Access to shared toilet facilities within the building
- Lift access to the first floor

### Lease Terms

The property is available on a **new Full Repairing and Insuring (FRI) lease** at a **negotiable rent**, exclusive of VAT and service charge. Lease length, rental level, and any potential rent-free period are **open to negotiation**.

### Business Rates

The property is currently entered in the Valuation Roll with a Rateable Value of £25,900. Subject to eligibility the incoming tenant may be able to receive fresh start relief meaning they wouldn't have to pay any business rates for the first 12 months of their occupancy.

### 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.

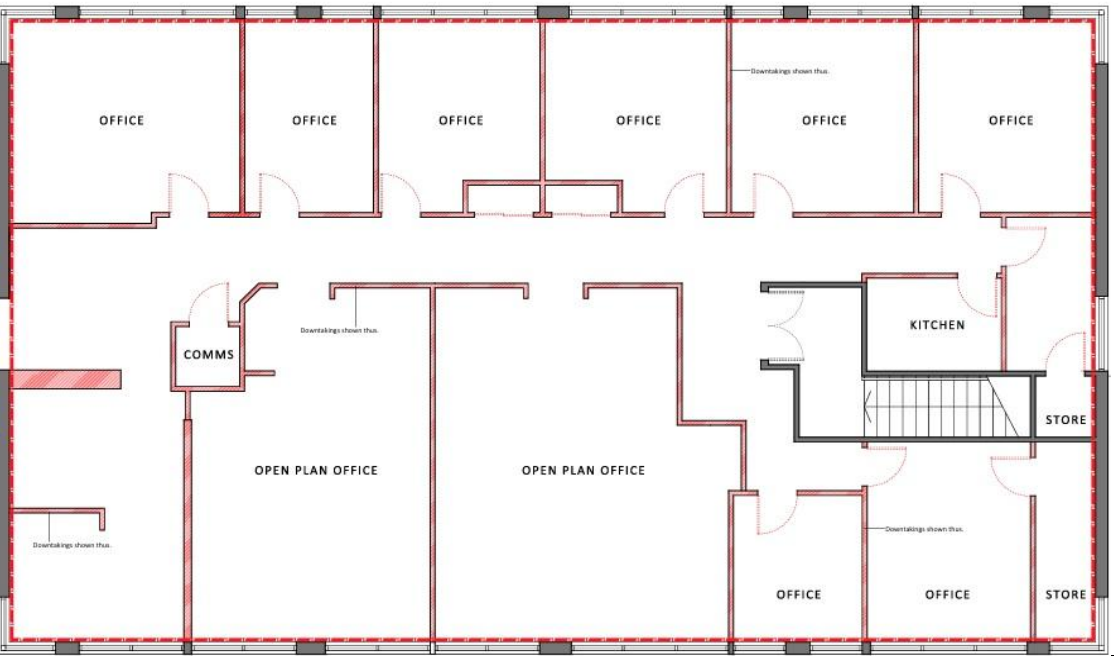
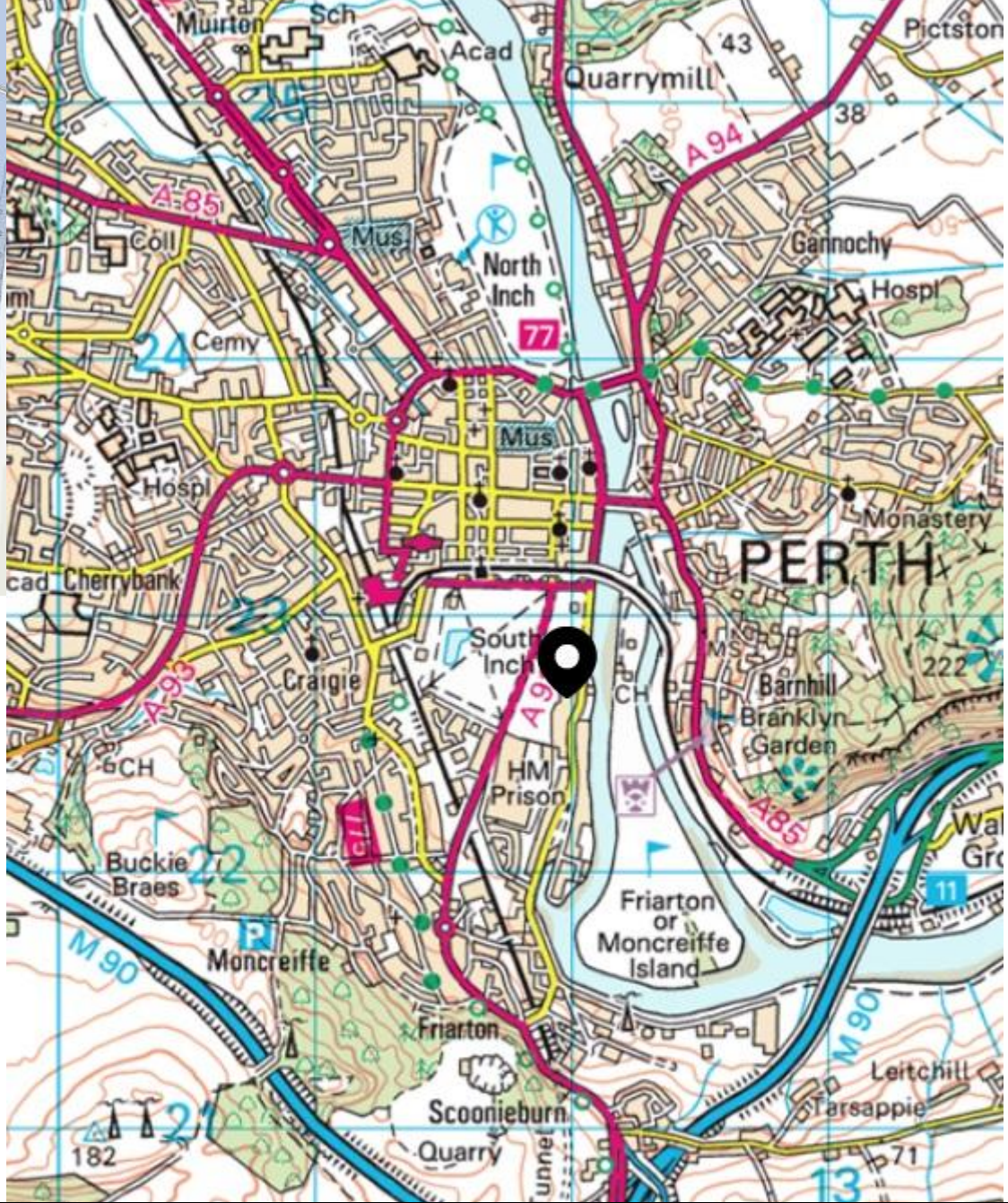
### All Enquiries

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