

TO LET
OFFICE + PARKING

 GRAHAM
SIBBALD



22/24 Whitefriars Street
Perth
PH1 1PP

- Modern office pavilion
- Established business location
- Close to Perth train & bus stations
- On site car parking
- Internal Repairing Lease
- Available in part or whole
- TOTAL NIA: 239.22 sq.m (2,575 sq.ft)

LOCATION

The City of Perth has a resident population of approximately 46,000 people with the population of the surrounding catchment area estimated to be in the region of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow lying at the hub of Central Scotland's road network.

More precisely, the subjects are located within the Whitefriars Business Park, circa ½ mile west of Perth city centre within an established business location. Whitefriars Business Park benefits from excellent transport links making it easily accessible via road and rail. The property occupies a highly visible location.



Surrounding occupiers on the park include, Caledonia Housing Association, Carbon Financial Partners, Azets Accountants, a privately run nursery and Vet practice.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a modern detached office pavilion with on-site car parking.

The space To Let forms part of the ground and first floors of a larger building let to Lindsays Solicitors. The space for lease has its own separate access.

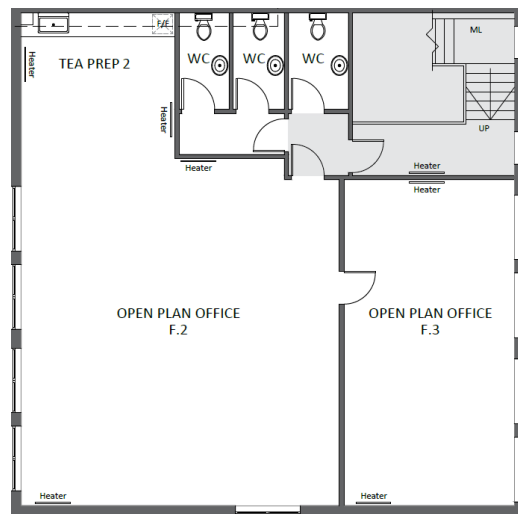
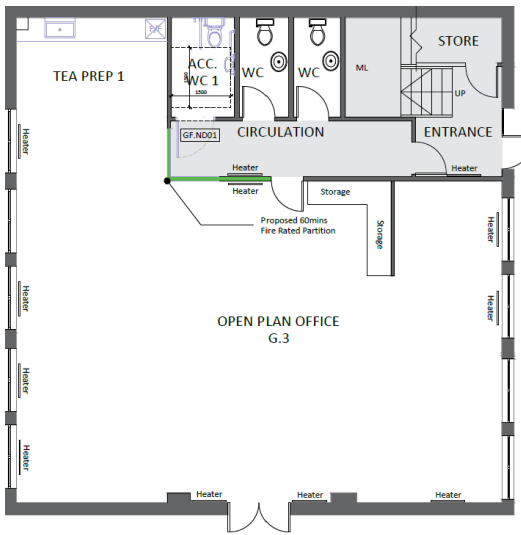
Accommodation is bright, modern and largely open plan in its nature. WC and kitchenette facilities are located at both ground and first floor levels.

ACCOMMODATION

We have measured the property in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following net internal area:

Floor	Description	Sq.m	Sq.ft
Ground	Office + staff accommodation	118.35	1,274
First	Office + staff accommodation	120.86	1,301

Accommodation can be made available in part or whole. Further information available from the sole letting agents.



RATEABLE VALUE

The property will require to be reassessed for rating purposes. All interested parties should make their own enquiries with regards to rates.

EPC

Available on request.

TERMS

The subjects are available To Let on standard commercial terms. The lease will be drawn up on an Internal Repairing basis.

Rent £14.00 per sq.ft. + VAT.

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

The property is VAT elected therefore VAT is payable on the rent.

VIEWING

Viewing is through the sole letting agents.



To arrange a viewing please contact:



GARTH DAVISON

Director

garth.davison@g-s.co.uk

01738 445 733



KEITH SCOBBIE

Partner

keith.scobbie@g-s.co.uk

01738 445 733

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.