

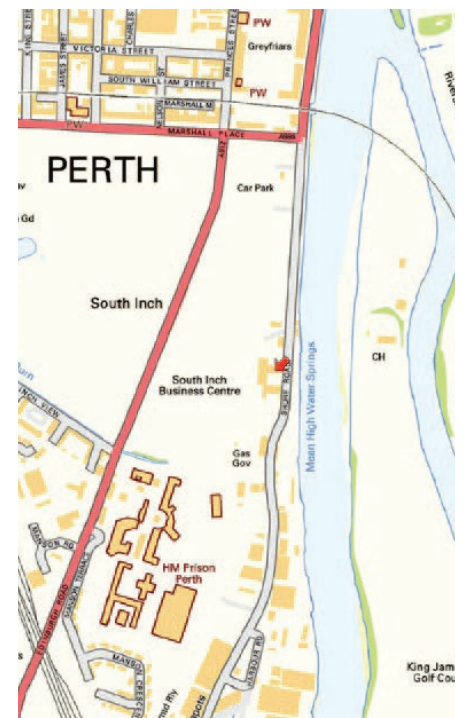
TO LET

Modern Office Premises + Parking



South Inch Business Centre - Suite 4, Shore Road, Perth, PH2 8BW

- Modern Office
- Strategic Business Location
- Close to Perth Train Station
- Ample Private Car Parking
- 305.0 sq.m (3,282 sq.ft)



LOCATION

The city of Perth has a resident population of approximately 46,000 people with a population of the surrounding catchment area estimated to be in the region of 130,000.

Perth is situated some 20 miles west of Dundee, 40 miles north of Edinburgh and 60 mile north east of Glasgow.

More precisely, the subjects are situated on the west side of Shore Road within the harbour area of Perth approximately 1 miles south of the city centre. Surrounding area is an established commercial location with a range of operators.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a modern 2 storey office with dedicated parking. The building is home to a number of different tenants over ground and first floor levels.

Internally, the subjects provide flexible space which can be adapted to suit an ingoing tenants specific needs.

Further information in this regard from the Sole Letting Agents.

The current available space sits at first floor level and is DDA Compliant.

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:

305.0 sq.m (3,282 sq.ft)

Rateable Value

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £25,900.

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

EPC

Available on request.

Terms

The subjects are available To Let on commercial terms. Further information available via the Sole Letting Agents.

Legal Costs + VAT

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

For the avoidance of doubt all figures quoted are exclusive of VAT.

Viewing and Office address

Viewing is through the sole letting agents.



Pictures of recently refurbished suite

To arrange a viewing contact:



Garth Davison

Director

garth.davison@g-s.co.uk

07809 490 581



Keith Scobbie

Partner

keith.scobbie@g-s.co.uk

07803 896 947

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. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2024