

SOUTH INCH BUSINESS CENTRE



MODERN OFFICE SPACE



NEW
REDUCED
RENT

12 MONTHS
RENT FREE
IN YEAR 1

PERTH

PH2 8BW

TO LET

- MODERN OPEN PLAN OFFICE ACCOMMODATION
- STRATEGIC BUSINESS LOCATION
- AMPLE PRIVATE PARKING
- SPACE FROM 1,000 SQ FT
- RENT FROM £7.00 SQ FT



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the **complete** property service

SOUTH INCH BUSINESS CENTRE PERTH

TO LET MODERN OFFICE SPACE

LOCATION

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

Perth, Scotland newest City is situated approximately 22 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow.

More precisely, the property is located within easy walking distance of Perth city centre and all essential amenities. The Cities railway and bus stations are within a 5 minute walk whilst the location connects easily into the surrounding road network.

The open parkland of the South Inch lies to the rear whilst High Street is also in easy walking distance.

The approximate location of the subjects is shown by the attached OS plan.

DESCRIPTION

South Inch Business Centre comprises a modern 2 storey Office facility providing a number of individual Office Suites.

Existing occupiers include George Stubbs Insurance Services, Mansell Homes and the John Muir Trust.

The property was refurbished recently and now provides a range of modern, flexible and open plan space.

Features include:

- Air conditioning
- Computer and telephone wiring
- Cat 2 lighting
- Alarm system
- CCTV
- DDA Compliant – lift to 1st floor.

The subjects further benefit from excellent car parking provisions.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Code of Measuring Practice 6th Edition and calculate the following area;

First Floor - 458 sq m (4,930 sq ft)

Flexible accommodation is available with space from 93 sq m (1,000 sq ft) available.

TERMS

The subjects are available on flexible terms either in whole or part. Rents from £7.00 sq ft.

The landlord is willing to offer attractive incentive packages with up to 12 months rent free available in year 1.

Further information available from the Sole Letting Agents.

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VAT

For the avoidance of doubt, all figures quoted are exclusive of VAT unless otherwise stated.

Any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in any transaction.

FURTHER INFORMATION AND VIEWING

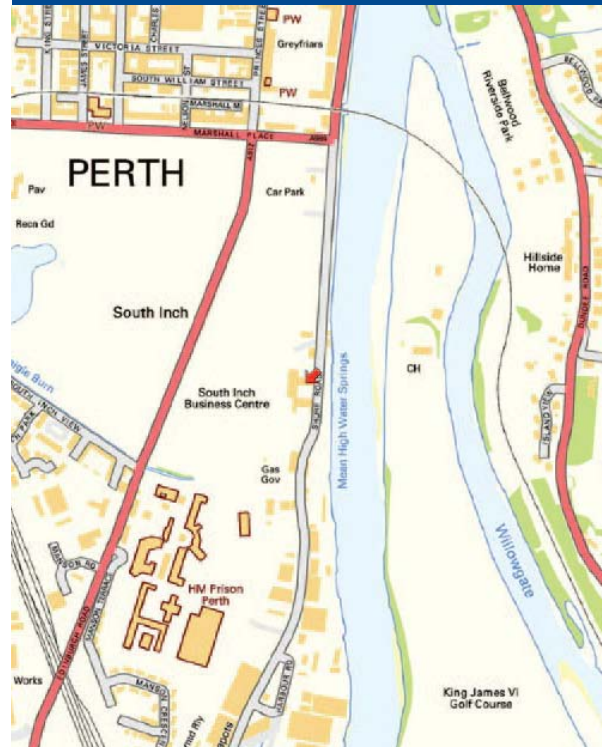
Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald

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garth.davison@g-s.co.uk

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IMPORTANT NOTICE

Please read carefully

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.

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Edinburgh
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