



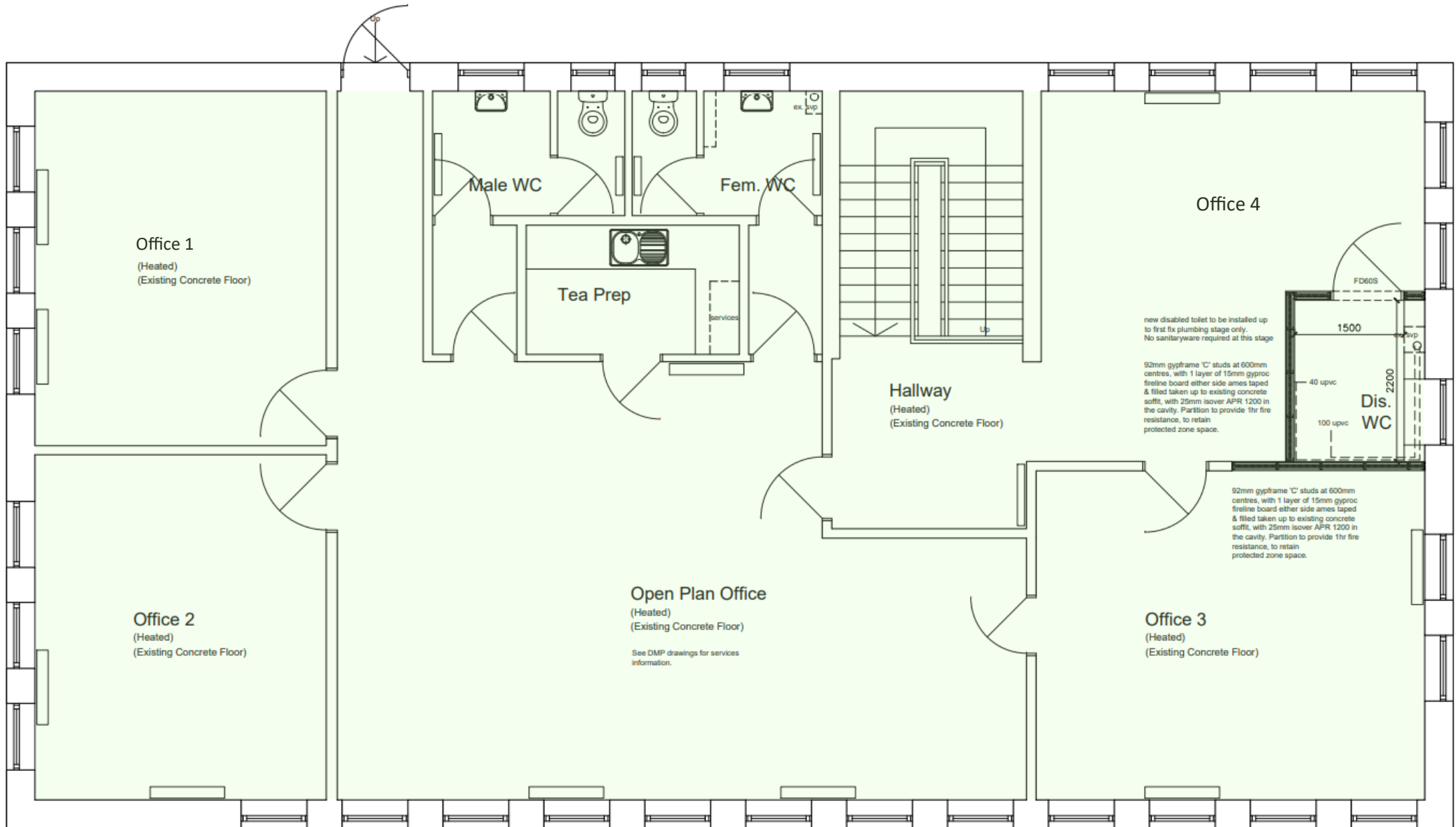
Belhaven House, Marshall Place, Perth
PH2 8NS - Bright Contemporary Office

To Let

156 m² / 1,647 ft²

SMART&CO.
surveyors & property consultants





First Floor layout

Location

The property is prominently situated at the junction of Tay Street and Marshall Place - Perth's main inner town centre ring road. The outlook from the first-floor suite includes views over the River Tay towards Kinnoull Hill and to the south over South Inch parklands. Perth Town Centre is a short walk; as are the main Bus and Railway stations. Car parking is available directly opposite the premises at South Inch car park.

Description

The available office suite occupies the upper floor of a two-storey detached property. The premises have been extensively refurbished to a high standard providing new suspended acoustic ceiling, electrical wiring, new electric wall-mounted heaters, new kitchen, WCs and low energy LED lighting. The premises have been freshly decorated and carpeted.

Accommodation

The premises comprise a self-contained, top-floor office suite of 156 sqm / 1,674 sqft with its own kitchen and wc facilities. Externally, to the rear, a raised area of garden ground with outbuilding is also available.

Lease Terms

The premises are available for a duration to be agreed on flexible lease terms.

Business Rates

The suite is entered in the valuation roll with a Rateable Value of £13,600 so may qualify for Rates Exemption under the Small Business Bonus Scheme.

Energy Performance Certificate

Available upon request

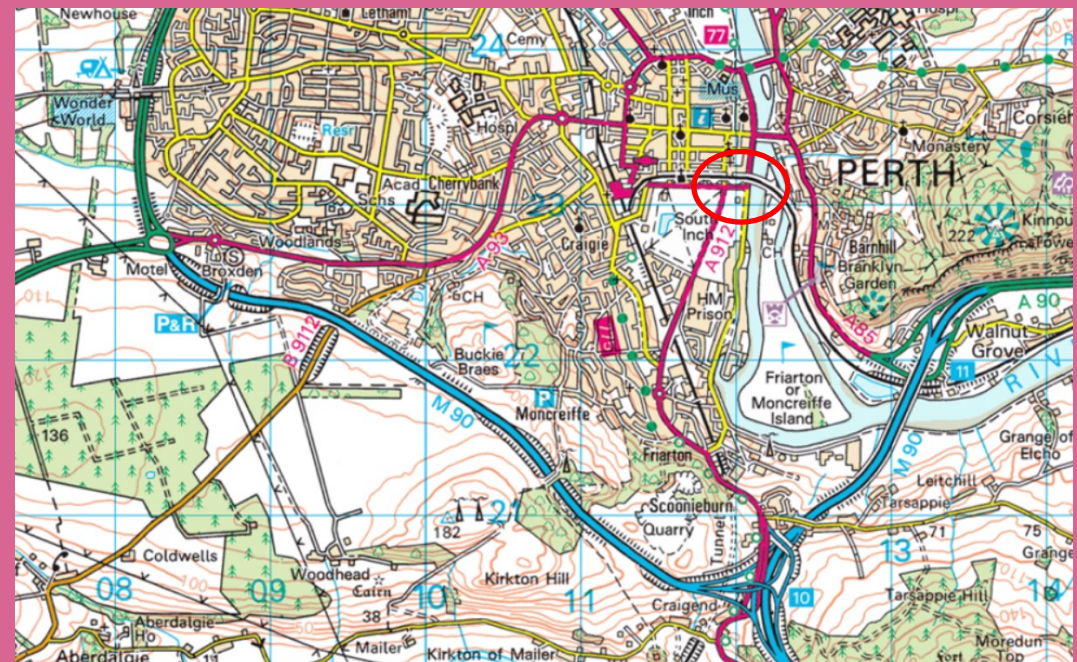
Legal Costs

Each party will be responsible for their own legal costs.

Viewings / More Information

All enquiries to the sole agents:

Doug Smart	Graeme Duncan.
07850 517 323	07954 815 365
doug@smartandco.co.uk	graeme@smartandco.co.uk



Specification : Prominent Offices, Stylishly Decorated,

Lease Terms : Available Immediately for negotiable lease length

Size : 1,647 ft2 at first floor level

EPC : Available

Rent : £18,000 pa (+ service charge & VAT)

Rateable Value : £8,100

Legals : Each Party to Pay Their Own Costs

Viewings by arrangement with the Sole Agents - doug@smartandco.co.uk / 07850 517 323

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