



To Let | Serviced Offices, King James VI Business Centre, Perth
Suites ranging from 10 sq. m to 75 sq. m (110 sq. ft – 810 sq. ft)

SMART&CO.
surveyors & property consultants



10 sq. m – 75 sq. m
(100 sq. ft – 810 sq. ft)

Property Highlights

- Immediately available and ready for occupation
- High speed internet & telephone system
- Secure 24/7 access
- Dedicated free car parking
- Experienced reception team
- Serviced kitchen and toilet facilities
- Mail franking service available

Location

King James VI Business Centre is located on Friarton Road in Perth and provides high quality serviced office suites to lease, from 100 sq ft to 810 sq ft currently available. Situated in the heart of Perth's thriving business district, the Centre is ideally placed to access both the city centre and the motorway network. The Business Centre has everything you need to do business and their dedicated team are there to help.

Current occupiers of the Centre include a number of established businesses such as MGM Timber, Volpa, The Lending Channel, Frontier Agriculture, Source Energy, Flybox, Studio East Architects, Gordons of Perth and many more.

Description

King James VI Business Centre was built in 2005 is a 4 storey purpose-built business centre providing flexible commercial accommodation. The accommodation is fitted out to high standard to include carpet flooring, plasterboard lined walls, suspended ceilings incorporating fluorescent lighting. Heating is by way of gas fired heating and perimeter wall mounted radiators.

There are common toilets and kitchen facilities available on all floors. Access to all floors can be taken either from the main central stairwell or the passenger lift. Car parking is available on-site free of charge to the front and rear of the Centre.

Accommodation

A range of suites in varying sizes are available as listed below which can be cross-referenced using the floor layout plans on the back page of this brochure:-

Description	Floor	Sq. M	Sq. Ft	Monthly Rent	Rateable Value
1/10A	1	20	210	£385	£1,900
1/14	1	35	380	£677	£4,000
2/05	2	26	270	£495	*£3,000
2/16–2/18	2	75	810	£1,485	*£8,500
3/02	3	20	220	£403	£3,200
3/07	3	10	110	£202	£1,050
3/09a	3	26	270	£495	£2,800
3/09b	3	26	270	£495	£2,800
3/10	3	39	420	£770	£4,400
3/15	3	29	308	£565	*£3,300
3/16	3	15	160	£293	*£1,700

Lease Terms

Licence agreements on a fully serviced basis (except water drainage charges) are available for a minimum period of 12 months. All monthly rents quoted above are exclusive of VAT.

Business Rates

See table above. Where there is an * this is an estimated Rateable Value. It is likely that most incoming tenants will be eligible to receive 100% small business bonus relief whereby no business rates will be payable.

Energy Performance Certificate

The Property has an EPC rating of C.

Legal Costs

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable.

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