



Self-Contained Office, 5 Atholl Place, Perth PH1 5NE

To Let

Office

34 sqm (360 sq ft)

- Self-contained office with own entrance door from outside (rear)
- Prestigious office address conveniently located
- Shared kitchen and toilet facilities
- Meeting room available for rent on hourly basis if required
- Furnished with desks, meeting table, chairs and filing cabinets
- 100% rates relief available (subject to eligibility)
- Private car parking space(s) available at additional monthly cost
- **£600 per month fully inclusive of electricity/heating.**

Location

The available office is within the lower ground floor of the office at 5 Atholl Place opposite the North Inch in Perth City Centre. The office has a private car park to the rear accessed from Blackfriars Wynd.

Description

The property comprises a newly decorated office within the lower ground floor of 5 Atholl Place with it's own private access from the rear of the property.

The property has shared kitchen and toilet facilities on the same floor. Private car parking space(s) can be made available to the rear if required - the cost of which will be disclosed to interested parties. If required there is a meeting room at ground floor level that can be hired on an hourly basis.

Other tenants include Smart & Co, Home Instead, Scottish Environment Link & Red Squirrel Nursery (Finance Team).

Accommodation

We have measured the property to have a net internal area of approximately 34 sq m (360 sq ft).

Lease Terms

£600 per month rental on a lease of negotiable length.

VAT

No VAT is payable.

Business Rates

The incoming tenant is likely to be eligible for 100% rates relief.

Energy Performance Certificate

Available on request.

Legal Costs

Each party will be liable for their own legal costs incurred.

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Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.