



Self-Contained Office, Unit 1 Methven Mews, Perth PH1 5NX

To Let

## Office

81.81 sq m (880 sq ft)

- Self-contained office
- Conveniently located in City Centre just off South Methven Street
- Kitchen and toilet facilities
- 100% rates relief available (subject to eligibility)
- Private car parking spaces available
- **£600 per month**

### Location

The office is located in Perth City Centre just off South Methven Street with access also taken from New Row where the private car park is situated.

### Description

The property comprises a freshly decorated office at ground floor level. Internally it comprises one large open plan office, 3 cellular offices, kitchen, toilets and entrance lobby.

### Accommodation

We have measured the property to have a net internal area of approximately 81.81 sq m (880 sq ft).

### Lease Terms

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

### VAT

No VAT is payable.

### Business Rates

The office has a Rateable Value of £6,300 effective 1 April 2017. The incoming tenant may 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.

### Enquiries to:

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