



Units 2 & 3, Ladeside Business Centre, Perth, PH1 5RY

To Let

Trade Counter / Industrial Unit / Studio / Office
254.55 sqm (2,740sqft)

- Adjacent to St Catherine's Retail and Leisure Parks
- Good access to arterial roads
- Busy trading estate
- No business rates (subject to eligibility)
- Suitable for variety of uses

Location

The business park is well located close to Perth Town Centre in an established retail and commercial area behind St. Catherine's Retail and Leisure Parks which is anchored by The Range, Sports Direct, Halfords, T K Maxx, PC World and Home Bargains. The Glasgow Road and Dunkeld Road are close-by and being part of Perth's main arterial routes provide easy access to the wider motorway network.

Description

Ladeside Business Centre comprises 17 industrial units ranging in size. Units 2 & 3 are the only available units at present. Unit 3 comprises a flexible use unit that has a mix of office, reception and studio/storage accommodation. There is also a small mezzanine above the office accommodation. It has been fitted out with energy efficient infrared wall mounted heaters throughout. Unit 2 is more open plan with a metal mezzanine providing approx. 500 sq ft of additional useable space.

Accommodation

Unit	Sq M	Sq Ft
2	139.45	1,500
3	115.00	1,240

Lease Terms

Our client is seeking an annual rent of £17,000 per annum exclusive of VAT which will be payable in addition to the rent. There is also a small annual service charge of £250 per unit per annum.

Business Rates

Unit 2 has a Rateable Value of £5,200 and Unit 3 has a Rateable Value of £7,000 effective from 1 April 2023. The incoming tenant may benefit from 100% small business relief subject to eligibility.

Energy Performance Certificate

Awaiting completion.

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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Important Notice

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