



Belhaven House, Marshall Place, Perth, PH2 8NS

To Let

Centrally Situated, First Floor Office Suite 156 sqm (1,647 sqft)

- Newly Refurbished and Freshly Decorated Office Premises
- Prominent Accessible Location
- Public Car Parking Nearby
- Open Views across South Inch Park and River Tay

Location

The property is situated in most prominent location 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 building is being revalued as separate entries in the Valuation Roll and it is likely that the premises will qualify for 100% Rates under the Small Business Bonus Scheme.

Energy Performance Certificate

Available upon request

Legal Costs

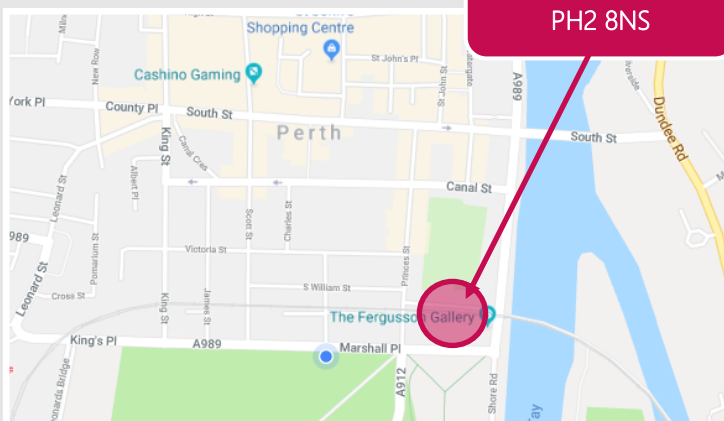
Each party will be responsible for their own legal costs.

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Important Notice

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