



Belhaven House, Marshall Place, Perth  
PH2 8NS - Bright Contemporary Office

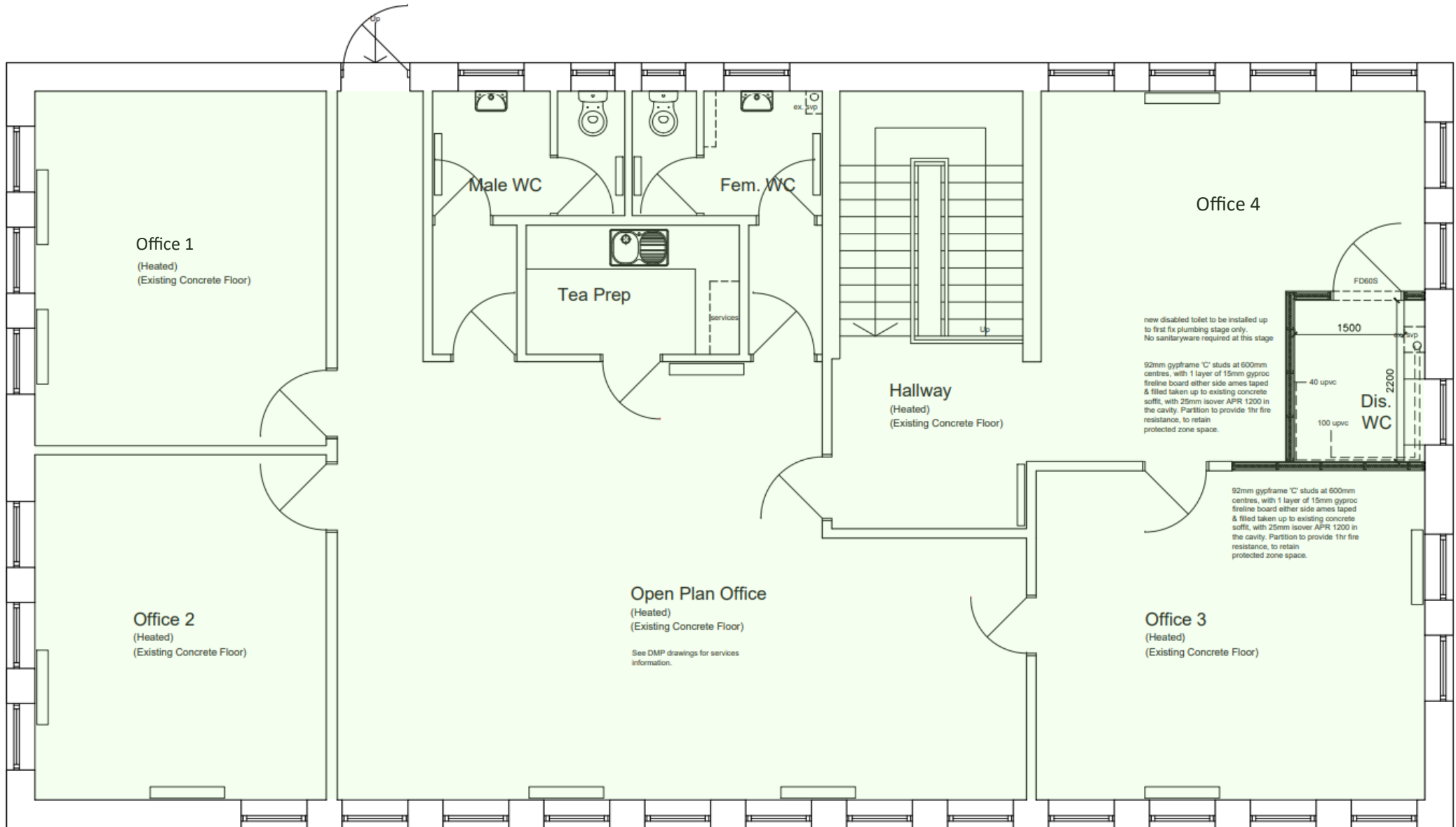
To Let

156 m<sup>2</sup> / 1,647 ft<sup>2</sup>

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First Floor layout



### Location

The property is prominently situated 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 suite is entered in the valuation roll with a Rateable Value of £13,600 so may qualify for Rates Exemption under the Small Business Bonus Scheme.

### Energy Performance Certificate

Available upon request

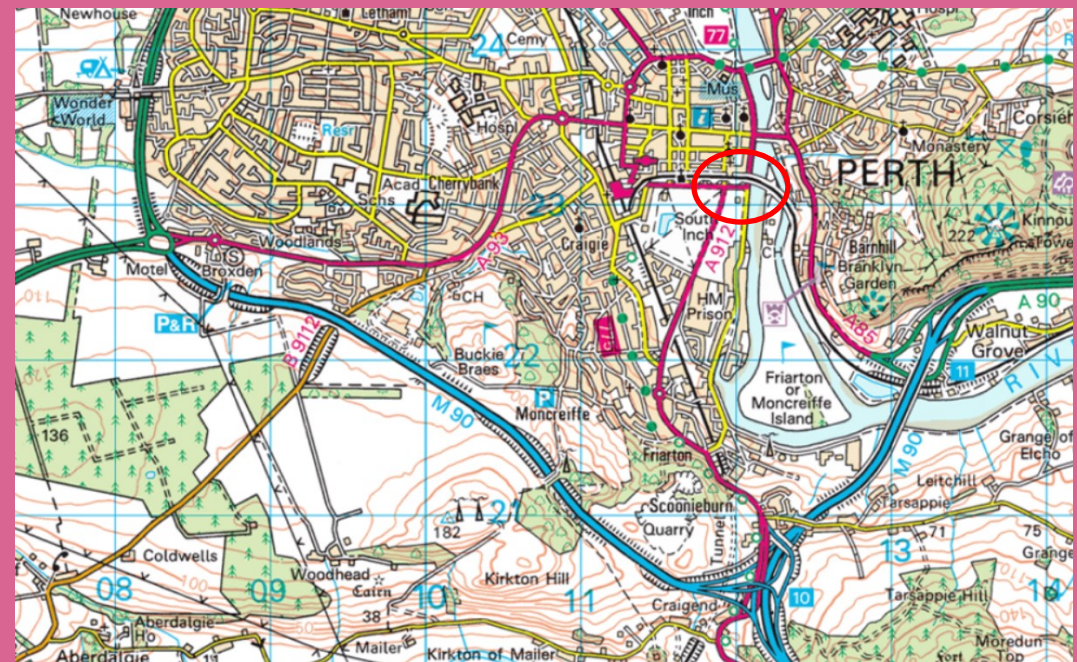
### Legal Costs

Each party will be responsible for their own legal costs.

### Viewings / More Information

All enquiries to the sole agents:

Doug Smart	Graeme Duncan.
07850 517 323	07954 815 365
<a href="mailto:doug@smartandco.co.uk">doug@smartandco.co.uk</a>	<a href="mailto:graeme@smartandco.co.uk">graeme@smartandco.co.uk</a>





*Specification : Prominent Offices, Stylishly Decorated,*

*Lease Terms : Available Immediately for negotiable lease length*

*Size : 1,647 ft2 at first floor level*

*EPC : Available*

*Rent : £18,000 pa (+ service charge & VAT)*

*Rateable Value : £8,100*

*Legals : Each Party to Pay Their Own Costs*

*Viewings by arrangement with the Sole Agents - [doug@smartandco.co.uk](mailto:doug@smartandco.co.uk) / 07850 517 323*

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