



Units 2, Ladeside Business Centre, St Catherine's Rd, Perth

To Let

Unit 2: 139.47 sq m (1,501 sq ft), £750 per month plus VAT

- Adjacent to St Catherine's Retail and Leisure Parks
- Good access to arterial road network
- Busy Trading Estate
- No Business Rates (subject to eligibility)
- Trade Counter or Storage Use
- £750 per month rent (ev vat and service charge)

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. There is a Costa and Gyms also located nearby along with Tim Hortons and KFC.

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

The business Park comprises 17 industrial units ranging in size. Unit 2 is the only available units at present. Unit 2 has a metal framed mezzanine extending to approximately 500 sq ft.

Accommodation

Unit	Sq M	Sq Ft
2	139.47	1,501

Lease Terms

Our client is seeking a monthly rent of £750 exclusive of VAT which will be payable in addition to the rent. There is also a small annual service charge of £250 per unit.

Business Rates

Unit 2 has a Rateable Value of £5,200. The incoming tenant may benefit from 100% small business relief subject to eligibility.

Energy Performance Certificate

Unit 2 has an E rating.

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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