



**To Let | Modern Offices, Riverview House, Perth, PH2 8DF**  
Suites ranging from 26 sq. m to 151 sq. m (280 sq. ft – 1,630 sq. ft)

**SMART**&CO.  
surveyors & property consultants



26 sq. m – 151 sq. m  
(280 sq. ft – 1,630 sq. ft)

## Property Highlights

- Immediately available and ready for occupation
- High speed internet & telephone system
- Secure 24/7 access
- Dedicated free car parking
- Serviced kitchen and toilet facilities
- Lift to all floors

### Location

Riverview House is located on Friarton Road in Perth and provides high quality office suites to lease, from 280 sq ft to 1,630 sq ft currently available.

Situated in the heart of Perth's thriving business district, the office is ideally placed to access both the city centre and the motorway network.

The office has fantastic views overlooking the River Tay and Kinnoull Hill beyond.

### Description

Riverview House is a 3 storey purpose-built modern office.

The accommodation is fitted out to high standard to include carpet flooring, plasterboard lined walls, suspended ceilings incorporating fluorescent lighting. Heating is by way of gas fired heating and perimeter wall mounted radiators.

There are common toilets and kitchen facilities available on all floors. Access to all floors can be taken either from the main central stairwell or the passenger lift. Car parking is available on-site free of charge.

Secure access is available 24/7.

### Accommodation

A range of suites in varying sizes are available as listed below which can be cross-referenced using the floor layout plans on the back page of this brochure:

Suite	Floor	Sq. M	Sq. Ft	Monthly Rent	Rateable Value
B	2	151	1630	£1,630	£15,700
E1	1	36	390	£520	£3,650
E2	2	37	395	£527	£3,750
E3	2	37	395	£527	£3,750
F1	3	27	295	£393	£2,850
F2	3	26	280	£393	£3,550

### Lease Terms

Licence agreements are available for a minimum 12 months duration. All monthly rents quoted above are exclusive of VAT. Suites E1-F2 include one phone line and one handset and also highspeed internet connection within the monthly rental cost. The landlord recharges electricity to the tenant on a usage basis and the tenant is responsible for all other property related costs. Drainage charges are also a tenant responsibility/cost.

### Business Rates

See table above. It is likely that most incoming tenants will be able to benefit from the small business bonus scheme whereby no business rates will be payable for the majority of the available offices.

### Energy Performance Certificate

The Property has an EPC rating of C.

### 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.

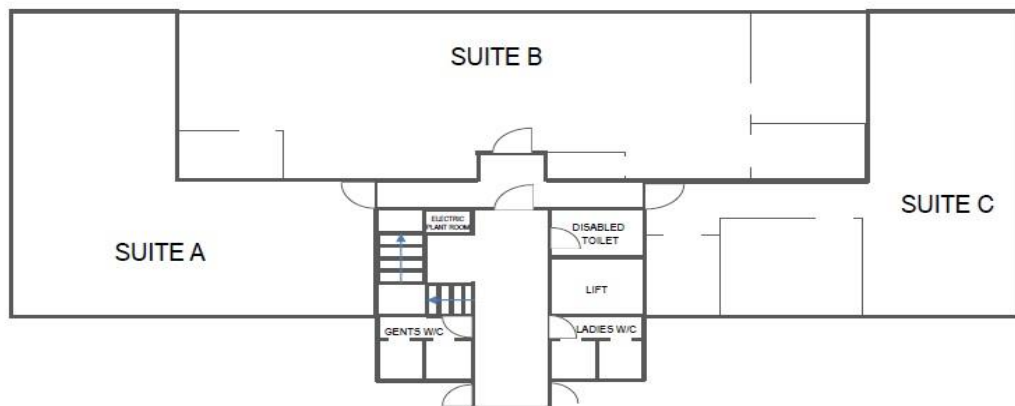
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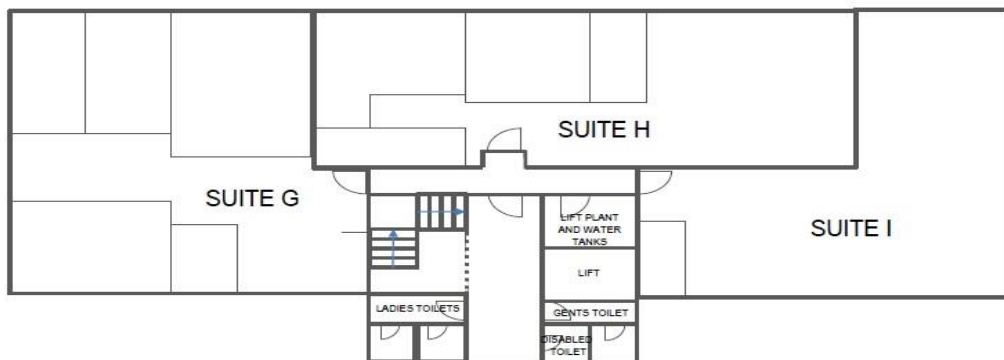
RIVERVIEW HOUSE - GROUND FLOOR



RIVERVIEW HOUSE - FIRST FLOOR



RIVERVIEW HOUSE - SECOND FLOOR



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