



Kinnoull House, Friarton Road, Perth, Perthshire PH2 8DF

To Let

# Offices

Suite 1C, 14 sq m (150 sq ft) Suite 2B, 13 sq m (140 sq ft)

- High speed internet & telephone service
- Free car parking
- Secure 24/7 access
- Disabled access
- CCTV
- £187 to £200 per month rental



## Location & Description

Kinnoull House is a single-story part serviced office building located on the banks of the River Tay at Friarton Road, Perth. It is set within the Riverview Business Park owned and operated by Castlecroft. The wider site offer business growth opportunities with alternative office and industrial accommodation available offering room for expansion and or downsizing if required.

Office space to lease at Kinnoull House ranges from 140 sq ft to 785 sq ft, with most having uninterrupted stunning views over the River Tay and Kinnoull Hill beyond.

#### Accommodation

There are currently two offices available for lease and we have measured these to have a net internal area as below:-

Suite	Floor	Sq. M	Sq. Ft	Monthly Rent	Rateable Value
1C	Gnd	14	150	£200	£1,550
2B	Gnd	13	140	£187	£1,650

#### **Lease Terms**

Licence agreements are available for a minimum 12-month duration.

Suites 1C & 2B include (within the rental cost) gas heating, building insurance, service charge, one phone line with one handset and also a highspeed internet connection. The tenant is responsible for the own electricity usage and water drainage charges.

### **VAT**

All prices quoted are exclusive of VAT which may be payable.

## **Business Rates**

See table above. At this level the incoming tenants are likely to be eligible for 100% rates relief.

# **Energy Performance Certificate**

Available on request.

## **Legal Costs**

Each party will be liable for their own legal costs incurred.

### Enquiries to:

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#### Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.