



Serviced Office Suites | To Let | 83 sq m to 227 sq m (893 to 2,443 sq ft)
Drummond House, 6 Scott Street, Perth, PH1 5EJ

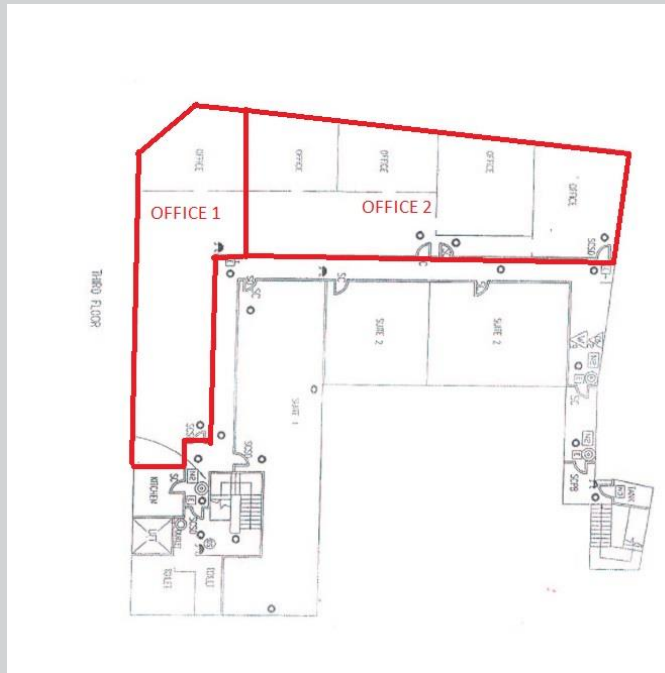


Property Highlights

- ✓ Lift to all floors
- ✓ Modern office/studio accommodation
- ✓ Suitable for variety of uses (subject to planning)
- ✓ Prominent corner location within City Centre
- ✓ Flexible lease length available
- ✓ Licence fee inclusive of electricity and heating costs
- ✓ Private entrance lobby with door entry system

Situation

Perth is the administrative and retail centre for the Perth and Kinross area with a resident population of 44,820 and was awarded City status in 2012. Perthshire is home to several world-class education and research institutions and major companies including; SSE, Aviva, Stagecoach and Highland Spring. Perth's immediate access to Scotland's national road network, airports and the city's superb rail links ensure quick and easy access to markets and national talent.



Description

The property is situated in a prominent location on the corner of Perth High Street and Scott Street. Neighbouring occupiers include Costa, Greggs, Starbucks, Barclays Bank, Gap, Specsavers, Holland and Barrett and the newly refurbished Perth Theatre.

Drummond House comprises office/studio accommodation over two floors on the second and third floors. The offices have been refurbished throughout the building. There is a communal kitchen, male and female toilet facilities and a lift serving all the accommodation. Heating is provided by a communal gas fired radiator system.

The last remaining suite is located on the third floor with views over the High Street and Scott Street.

Access to Drummond House is taken from Scott Street (opposite Greggs). There is a door entry system that allows visitors to gain access and tenants will be provided with key fobs for direct access.

Available Suites & Monthly Cost (which includes heating and electricity use).

The last remaining suites are detailed below and a plan can be seen to the left showing the layout of the available offices.

Description	Sq m	Sq ft	Monthly Fee
Office 1, Third Floor	82.85 sq m	892	£900
Office 2, Third Floor	144.59 sq m	1,556	£1,570
Total	227.44 sq m	2,448	£2,470

Business Rates

Office 1 has a Rateable Value of £6,400 and Office 2 has a Rateable Value of £11,200. If leased individually the incoming tenant may be eligible for 100% rates relief.

Terms

Our client is looking to lease the available suite on flexible lease length with a minimum duration of 12 months.

The property is VAT elected so VAT will be payable on the monthly fee.

Legal Costs

Each party will be responsible for their own legal costs with the incoming tenant responsible for LBTT and registration dues.

Energy Performance Certificate

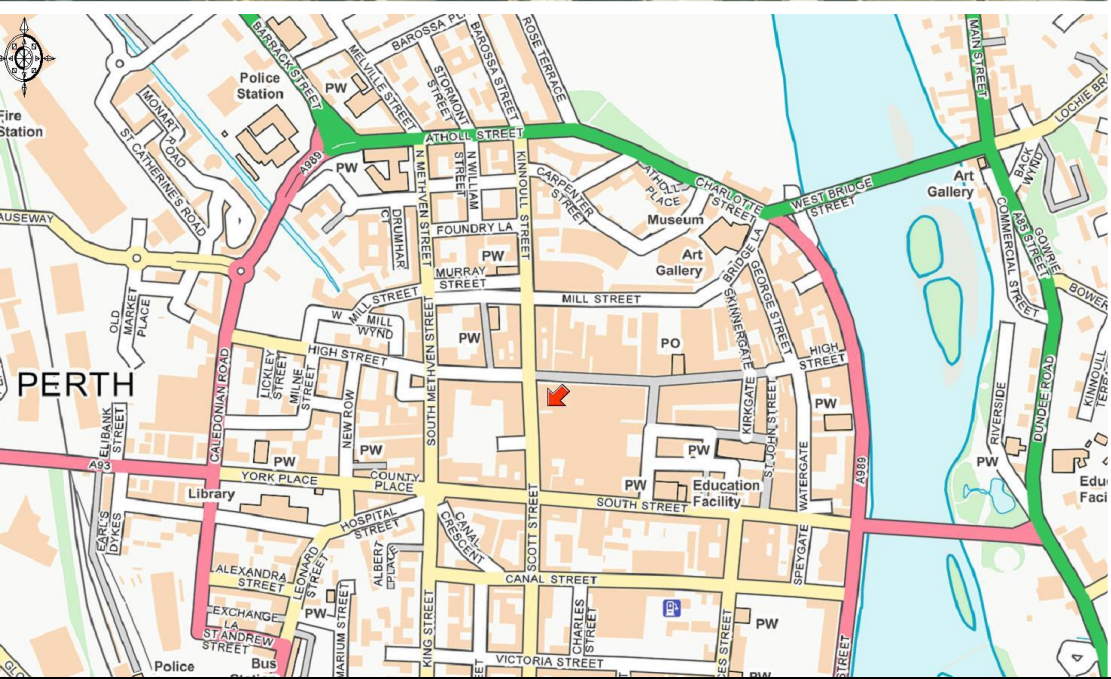
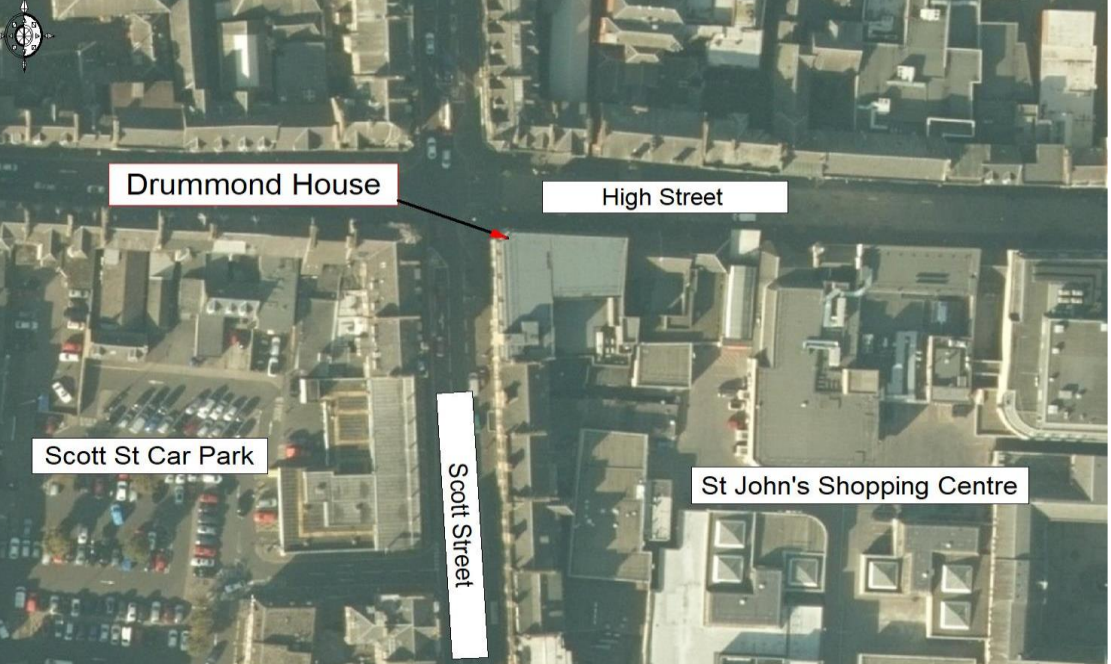
EPC reports are available on request.

Enquiries to:

Graeme Duncan
 t: 01738 318 100
 m: 07954 815 365
 e: graeme@smartandco.co.uk

Doug Smart
 t: 01738 318 100
 m: 07850 517 323
 e: doug@smartandco.co.uk

www.smartandco.co.uk



01738 318100 | smartandco.co.uk

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