



**Modern Office & Private Car Park (15 Spaces) | To Let / May Sell**

5 South St John's Place, Perth, PH1 5SU

231 sq m to 725 sq m (2,486 sq ft to 7,804 sq ft)



## Property Highlights

- ✓ Available July 2022
- ✓ Modern air-conditioned office
- ✓ Available as whole or leased on a floor-by-floor basis
- ✓ Generous private car park with 15 spaces
- ✓ Attractive City Centre Location
- ✓ To Let / May Sell
- ✓ Net Internal Area of 725 sq m (7,804 sq ft)

### Situation

The city of Perth is the administrative and retail centre for the Perth and Kinross area with a resident population of 44,820). Perthshire is home to a number of 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.

The subject property is located on South St John's Place in the heart of Perth city centre, accessed off South Street and short distance from Perth High Street. The location provides a vibrant mix of retail, hospitality, leisure, residential and office accommodation.

### Description

The property comprises a modern office of block construction with large architectural windows overlooking the historic St John's Kirk. The roof is flat and covered with a single ply membrane and also houses the plant room. Each floor is of similar layout comprising a mix of mainly open plan accommodation with some smaller cellular offices and toilets on each floor. Heating is predominately provided via air conditioning cassettes mounted in the suspended ceilings. The office has an upgraded ventilation system introducing fresh air into the indoor spaces while removing stale air. This has been done recently to assist in removing air that potentially contains Covid-19 virus particles and therefore prevent the spread of coronavirus



### Accommodation

The office extends to approximately 231 sq m (2,486 sq ft) on the ground floor, 244 sq m on the first floor (2,622 sq ft) and 250 sq m on the second floor (2,694 sq ft), Total NIA for the whole office being approximately 725 sq m (7,804 sq ft). See indicative floor plans on last page of this brochure.

### Lease Terms

We are seeking a rental in the region of £10 per sq ft on full repairing and insuring lease terms for a negotiable period.

### Business Rates

The Office has a Rateable Value of £73,800.

### Energy Performance Certificate

The office has an F rating.

### Legal Costs & VAT

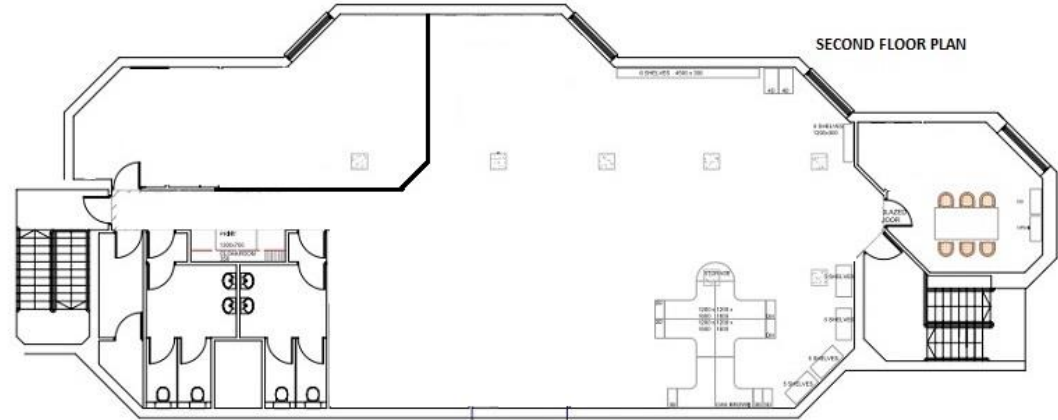
Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable. VAT will be applicable.

### All Enquiries

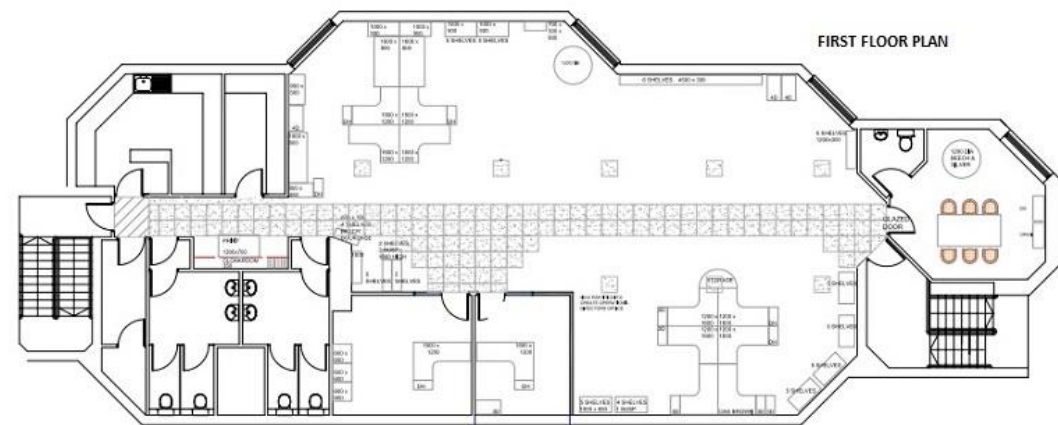
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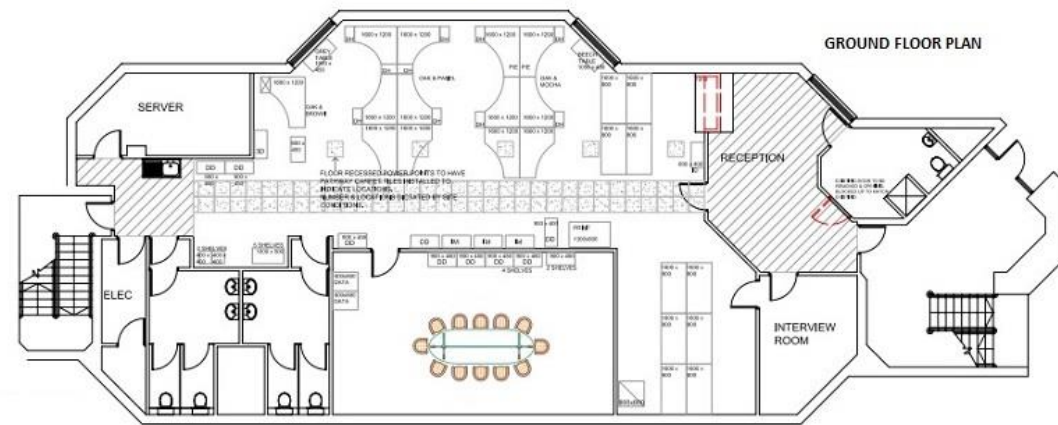




SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

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