



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

To Let

Modern air-conditioned city-centre office with private parking  
250 sqm (2,691 sqft)

#### Key Highlights

- Second Floor office suite available
- Modern, air-conditioned accommodation
- Mainly open plan with cellular offices / meeting rooms
- **Private on-site car park**
- **Exceptional Year-1 savings:**
- **12 months rent-free + likely Fresh Start Relief (potentially no business rates payable in Year 1, subject to eligibility).**

### Location

Situated on South St John's Place in the heart of Perth city centre, a short walk from the High Street. The surrounding area offers a strong mix of retail, leisure, hospitality and professional occupiers. Perth benefits from direct access to Scotland's national road and rail networks

### Description

Second Floor office accommodation within a modern landmark building overlooking St John's Kirk. The suite provides bright, mainly open-plan space with excellent natural daylight and modern services, ideal for a range of professional occupiers. Available To Let on flexible terms, either as a standalone floor or together with the Second Floor.

### Accommodation

Approximate Net Internal Area:

**Second Floor: 250 sq m (2,691 sq ft)**

Indicative floor plan available on request.

### Accessibility / DDA

A stairlift solution is being costed to provide additional assisted access between upper floors, supporting DDA compliance and occupier requirements.

### Lease Terms

Rental sought in the region of £10 per sq ft on Full Repairing & Insuring terms for a negotiable period.

**Incentive: Year 1 rent free on a 3-year lease (terms to be agreed).**

### Business Rates

Rateable Value for first and second floor offices combined is: £44,200. If leased separately, individual assessments can be confirmed. **An incoming tenant is likely to qualify for 12 months' Fresh Start Relief, potentially removing business rates liability for the first year of occupation (subject to eligibility and Council approval).**

### EPC

EPC Rating: F.

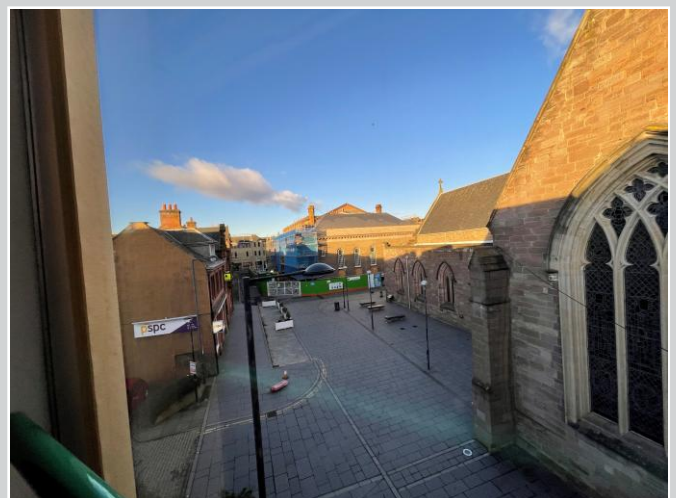
### VAT / Legal Costs

The property is VAT-elected. VAT will be payable on rent/price. Each party to bear their own legal costs.

### Enquiries

Graeme Duncan | 07954 815 365 | [graeme@smartandco.co.uk](mailto:graeme@smartandco.co.uk)

Doug Smart | 07850 517 323 | [doug@smartandco.co.uk](mailto:doug@smartandco.co.uk)



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