



Offices, Units 21D & 21E, Perth Airport, PH2 6PL

To Let

Offices / Studios

81.75–190.09 sq m (880–2,046 sq ft)

- Two adjoining ground-floor units
- Available separately or together
- Interconnected by double timber doors
- WC facilities and ramped access
- Excellent access to the A94 and Cross Tay Link Road
- Rentals from £660 per month
- Likely 100% rates relief

Location

The subjects are situated within Perth Airport at New Scone, approximately three miles north-east of Perth city centre. The location benefits from convenient access to the A94 and the recently completed Cross Tay Link Road, providing direct connections to the A93 and A9. Perth city centre is approximately ten minutes' drive away, while the airport provides an established commercial environment serving Perth, wider Perthshire and central Scotland.

Description

Two adjoining ground-floor office/studio units, linked internally by double timber doors and available separately or together. The bright, flexible accommodation benefits from good natural light, electric heating, WC facilities and ramped access. Suitable for office, studio or similar commercial uses, subject to consent.

Accommodation

The properties have the following approximate net internal areas:

Unit 21D:	108.34 sq m	(1,166 sq ft)
Unit 21E:	81.75 sq m	(880 sq ft)
Total:	190.09 sq m	(2,046 sq ft)

Terms

The units are available individually or together on licence-type agreements for a negotiable period at the following rentals:

Unit 21D:	£875 per month	(£10,500 per annum)
Unit 21E:	£660 per month	(£7,920 per annum)
Combined:	£1,535 per month	(£18,420 per annum)

VAT

All prices are quoted exclusive of VAT.

Business Rates

Unit 21D: RV £6,300 | Unit 21E: RV £4,950

The occupier will likely qualify for 100% Small Business Bonus Scheme relief, subject to status.

Energy Performance Certificate

Available on request.

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Important Notice

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