



Modern Ground Floor Office with Car Parking | To Let

Office 2, South Inch Business Centre, Perth, PH2 8BB
207 sq m (2,228 sq ft)

SMART
&CO.
surveyors & property consultants



Property Highlights

Modern **ground-floor office suite** within a well-established business centre

Extending to **approximately 207 sq m (2,228 sq ft)**

Flexible layout with a **mix of open-plan workspace and private offices**

Ceiling-mounted air conditioning providing heating & cooling

Refurbished communal areas including upgraded toilets and secure entry system

Gated on-site car parking on both sides of the building

Convenient access to Perth city centre via **Shore Road and Tay Street**

Rent: Negotiable, plus service charge and VAT

Situation

South Inch Business Centre is prominently positioned on Shore Road, just a short distance from Perth city centre. The location benefits from excellent connectivity, with easy access via the recently re-opened Shore Road and Tay Street. The Centre also offers generous on-site car parking, making it a highly convenient base for businesses requiring accessibility and visibility.

Description

The property offers a contemporary ground-floor office suite within a well-established business centre. Designed with flexibility in mind, the accommodation combines open-plan workspace with a series of private offices/meeting rooms, catering to a variety of business needs. Comfort is assured with ceiling-mounted air conditioning units delivering both heating and cooling throughout the suite.

The wider building has recently been upgraded to a high standard, featuring refurbished communal toilets, a modern secure door entry system, and gated car parking to both sides. The office enjoys an elevated position with stunning views over the River Tay, providing an inspiring and enjoyable working environment for staff and visitors alike.

Accommodation

The suite extends to approximately 207 sq m (2,228 sq ft) and is arranged as follows:

- Open-plan office area
- Large boardroom and separate partitioned private office/meeting room.
- Private kitchen facility
- Access to shared toilet facilities within the building
- Ample car parking spaces

Lease Terms

The property is available on a **new Full Repairing and Insuring (FRI) lease** at a **negotiable rent**, exclusive of VAT and service charge. Lease length, rental level, and any potential rent-free period are **open to negotiation**.

Business Rates

The property is currently entered in the Valuation Roll with a Rateable Value of £19,600 which remains the proposed RV w/e 1 April 2026.

Energy Performance Certificate

Awaiting completion.

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.

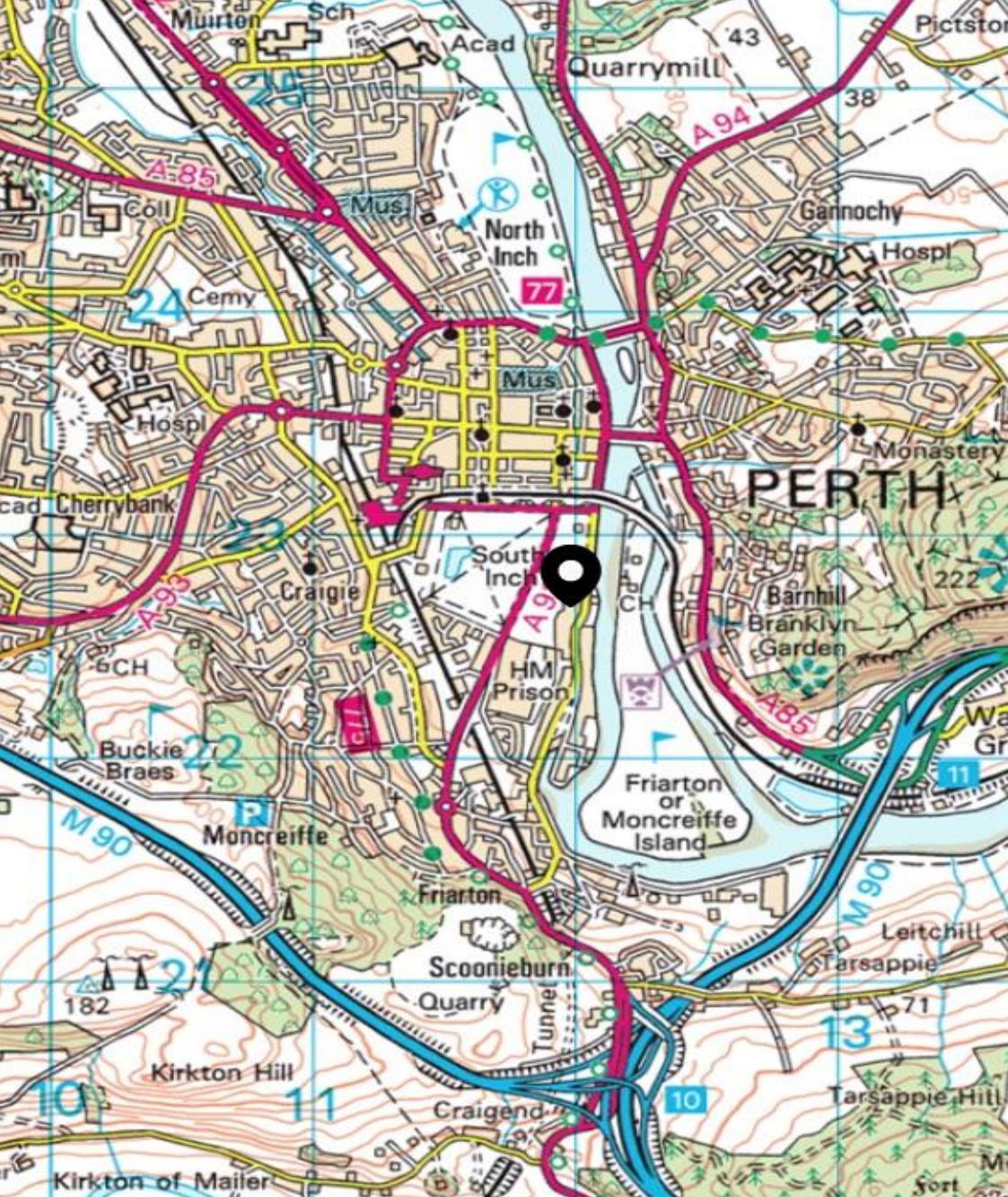
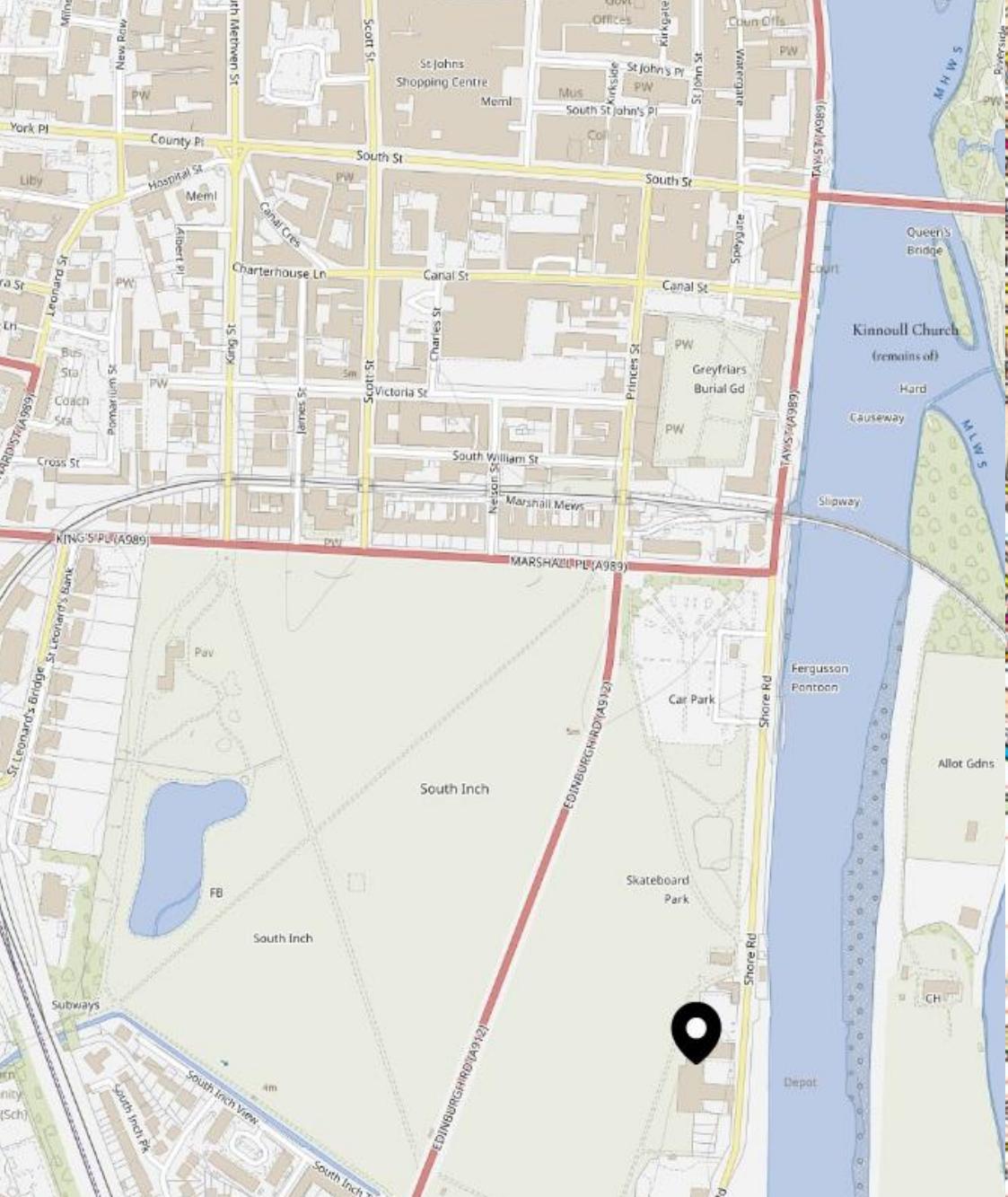
All Enquiries

Graeme Duncan BSc (Hons) MRICS

✉ graeme@smartandco.co.uk

📞 07954 815 365





01738 318100 | smartandco.co.uk

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations 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. S1171

SMART
&CO.
surveyors & property consultants