



Office, Unit 21G, Perth Airport, PH2 6PL

To Let

Office / Studio

89.63 sq m (965 sq ft)

- Self-contained office/studio extending to 89.63 sq m (965 sq ft)
- Two bright, interconnecting rooms
- WC facilities and ramped access
- Excellent access to the A94 and Cross Tay Link Road
- Approximately ten minutes' drive from Perth city centre
- Rental £725 per month

Location

The subjects are situated within Perth Airport at New Scone, approximately three miles north-east of Perth city centre.

The location has excellent road connectivity, benefiting from convenient access to the A94 and the recently completed Cross Tay Link Road. This new six-kilometre route provides a direct connection from the A94 north of Scone to the A93 and A9 immediately north of Inveralmond. This makes Perth Airport an increasingly accessible business location for occupiers serving Perth, wider Perthshire and central Scotland.

Perth city centre remains approximately a ten-minute drive away, while the airport itself provides an established commercial environment occupied by a diverse mix of businesses.

Description

The subjects comprise a self-contained, ground-floor office/studio arranged as two bright, interconnecting rooms. The accommodation is presented in good order and benefits from good natural light, electric heating, WC facilities and ramped access. The flexible space would suit a range of office, studio or similar commercial uses, subject to consent.

Accommodation

The property has a net internal area of approximately 89.63 sq m (965 sq ft).

Terms

Our client is seeking a rental of £725 per month on a licence type agreement for a negotiable period.

VAT

All prices are quoted exclusive of VAT.

Business Rates

The subject property has a Rateable Value of £5,300 effective 1 April 2026. It's likely the incoming occupier will be eligible for 100% small business bonus rates relief.

Energy Performance Certificate

Available on request.

Legal Costs

Each party will be liable for their own legal costs incurred.

Enquiries to:

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Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives 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.

