



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

To Let

**Modern air-conditioned city-centre office with private parking**  
244 sqm (2,626 sqft)

#### Key Highlights

- First 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

First 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: 244 sq m (2,626 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.

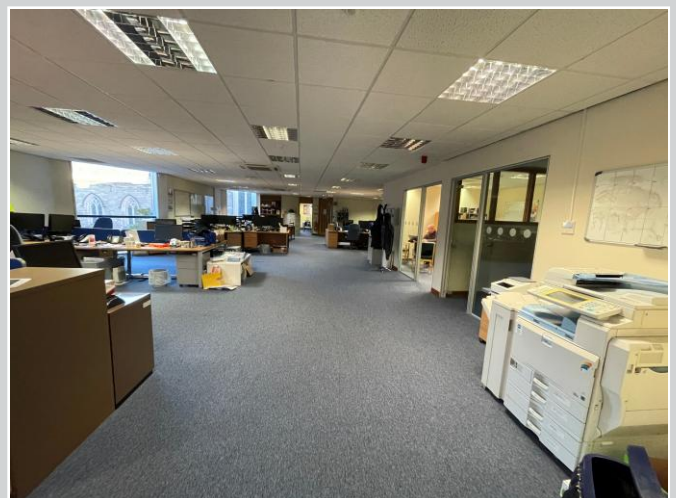
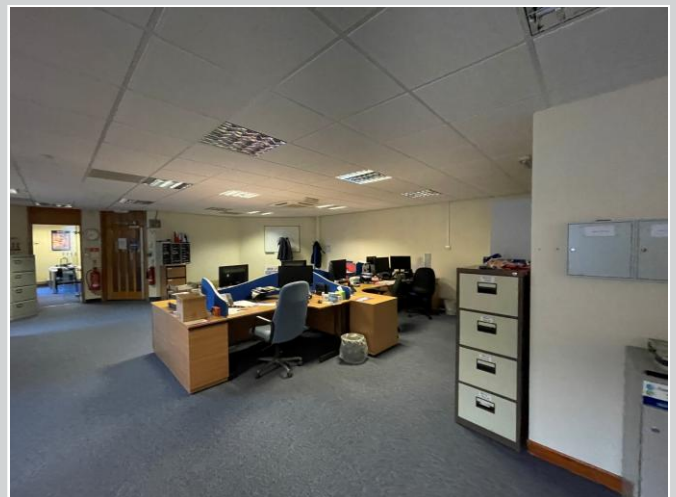
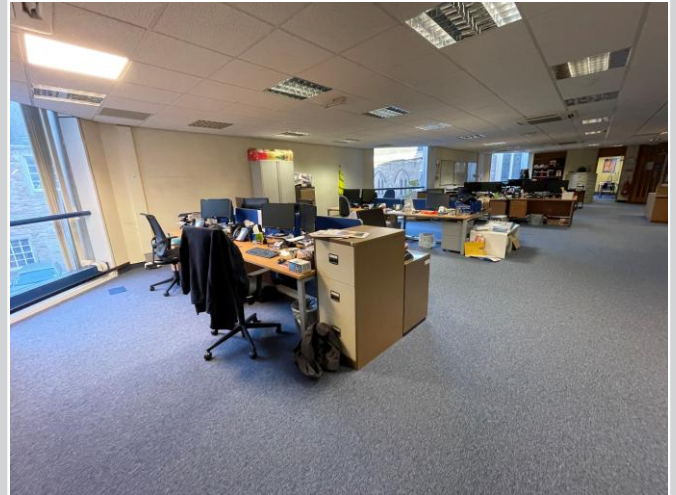
### VAT / Legal Costs

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)



### 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.