



**Office | 4 Atholl Crescent, Perth**

*Refurbished office suite with parking, no VAT and potential 100% rates relief*

For Lease @ £250 per week | 51.36 sq m | 533 sq ft



## Property Highlights

- ✓ The property comprises a fully refurbished lower ground floor office suite, extending to approximately 51.36 sq m (533 sq ft).
- ✓ The accommodation is presented in excellent condition throughout and provides a modern, self-contained working environment suitable for a range of occupiers including office, studio or similar business uses.
- ✓ Internally, the space is bright and well laid out, offering a practical and flexible configuration ready for immediate occupation.
- ✓ The property also benefits from two dedicated parking spaces.

## Location & Description

Atholl Crescent is a well-established and sought-after office location situated on the edge of Perth city centre, adjacent to the North Inch parklands.

The property benefits from a peaceful setting while remaining within easy walking distance of the city centre, providing convenient access to a wide range of amenities including retail, cafés, restaurants and public transport links

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## Accommodation

The accommodation is arranged over lower ground (basement) level. Heating is provided by electric wall mounted heaters. Lighting is all LED. The approximate floor areas are as follows:

Floor	Sq M	Sq Ft
Lower Ground	50.11	539

## Business Rates & Rates Payable (2026/27)

To be confirmed following re-assessment by the Local Assessor.

## Lease Terms

- ✓ Rent: £250 per week (£1,083.33 per month).
- ✓ Internal Repairing & Insuring Lease.
- ✓ No VAT is payable on the rent.

## EPC

Available on request.

## All Enquiries

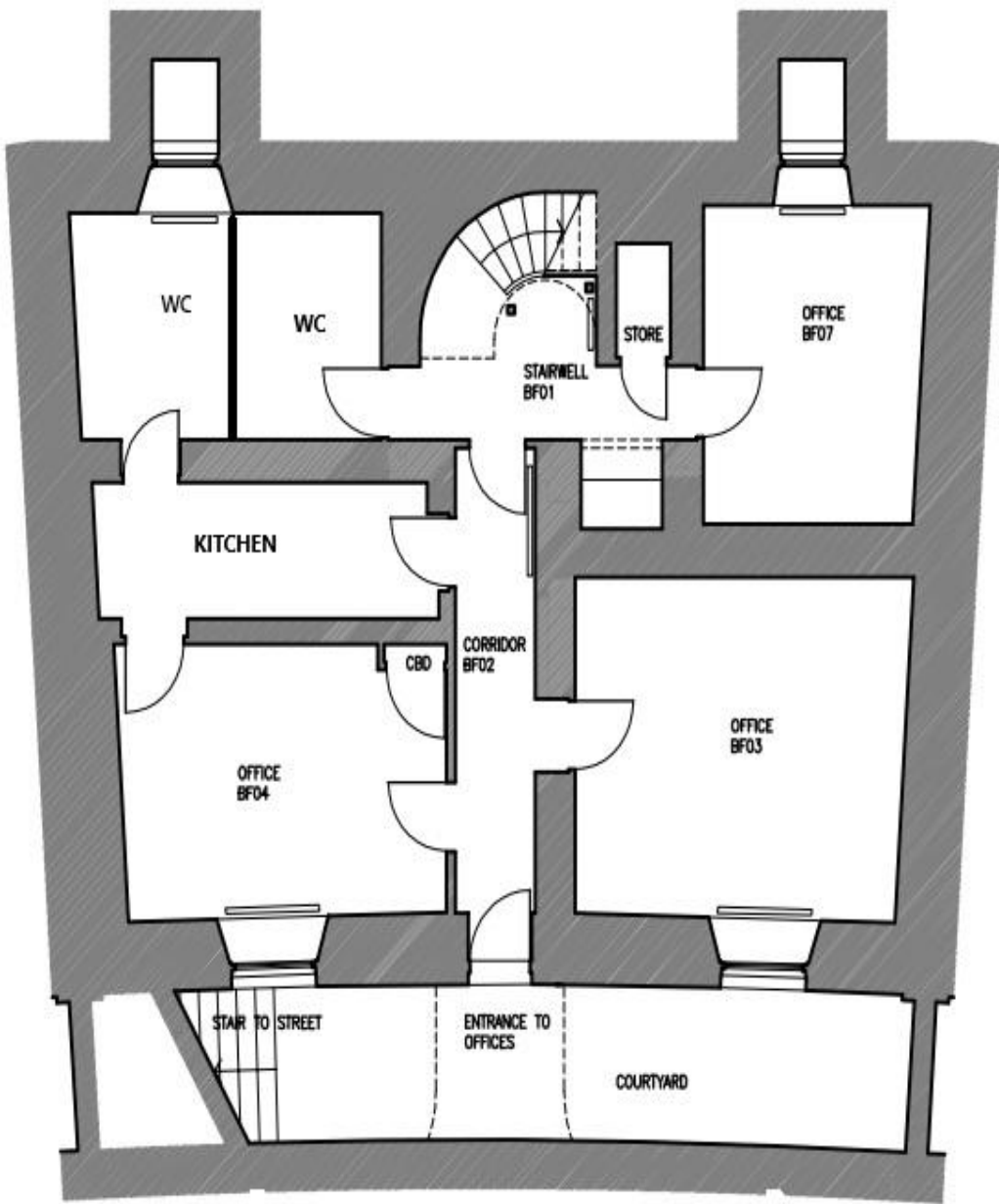
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