



Unit 11, PH2 Business Centre,  
Breadalbane Terrace, Perth PH2 0FD

- Modern industrial unit
- Low energy modern lighting
- May qualify for 100% rates relief
- Flexible license agreement
- G.I.A. — 73.29 sq.m/789 sq.ft
- Excellent transport links close by

## LOCATION

The City of Perth has a resident population of approximately 46,000 people, with the population of the surrounding catchment area estimated to be in excess of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow lying at the hub of Central Scotland's road network.

In 2012, Perth was awarded city status making it Scotland's newest city. The historic setting attracts a large influx of tourism and offers a number of events throughout the year while the city centre itself has attracted a mix of both independent and national retailers.

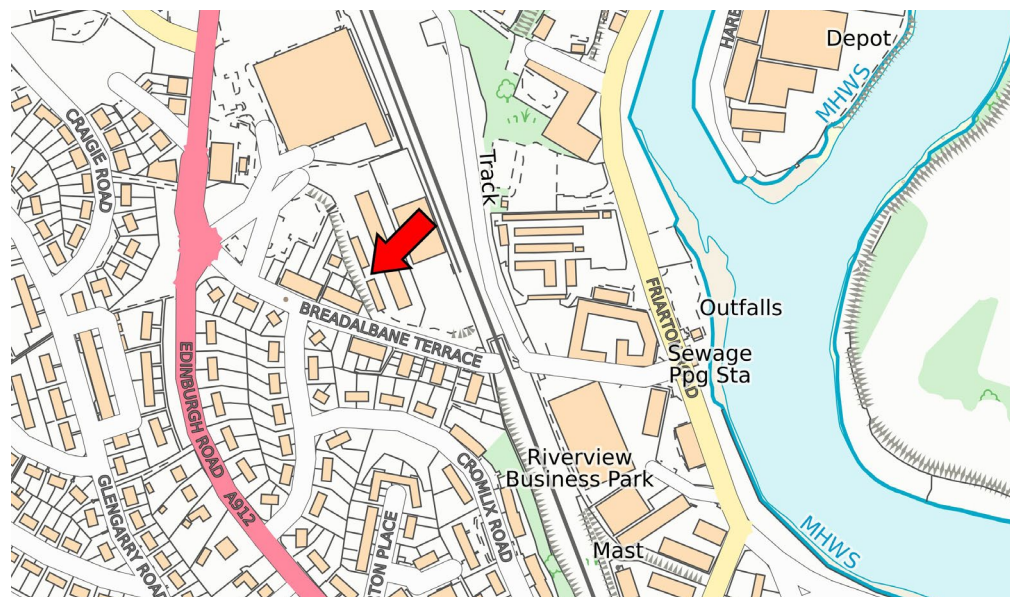
More precisely, the subjects are located within the Breadalbane Business Centre. The business park is accessed from Edinburgh Road, one of the main traffic thoroughfares leading into the City of Perth.

The approximate location is shown by the OS Plan.

## DESCRIPTION

Breadalbane Business Centre comprises a recently refurbished mixed office and industrial development, altered to provide a range of individual business units. The subjects themselves comprise a newly constructed, self-contained unit of steel portal frame construction with profile sheeting cladding. Internally, the subjects provide partitioned office accommodation, WC and tea prep facilities.

The subjects benefit from on-site car parking.



## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following gross floor areas

| Floor  | Sq.m. | Sq.ft |
|--------|-------|-------|
| Ground | 73.29 | 789   |

## TERMS

The subjects are available To Let for £6,500 per annum. Further information in this regard is available for the Sole Agents.

## EPC

Available on request

## RATEABLE VALUE

The subjects are entered in the valuation roll with a Net and Rateable Value of £6,500.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

The subjects may qualify for 100% Rates Relief.

## VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

## FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



### GARTH DAVISON

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### KEITH SCOBIE

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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: October 2026