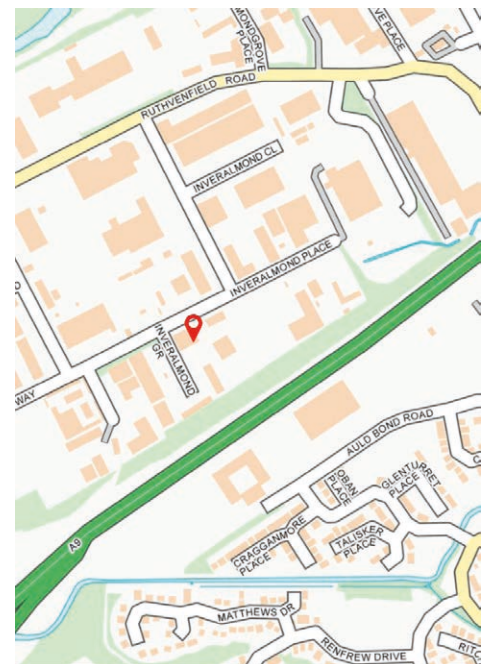




## Unit 2, Inveralmond Grove, Inveralmond Industrial Estate Perth, PH1 3UG

- Modern stand alone industrial/warehouse unit
- Large loading yard + parking
- Situated within Perth's premier industrial location
- Strategic location with excellent transport links
- National and local tenant mix close-by
- Min eaves height- 4.5m
- Ridge height - 6m
- GIA — 7470 sq m (693.97 sq ft)



## LOCATION

Perth, is situated approximately 43 miles north of Edinburgh, 61 miles north east of Glasgow and approximately 22 miles to the west of Dundee.

Perth enjoys close proximity to Scotland's main cities with 90% of the country's population within a 90 minute drive time. Historically known as the "Gateway To The Highlands" Perth has a resident population of approximately 45,000 and is the principal city within the Perth and Kinross District.

More precisely, the subjects are located within the Inveralmond Industrial Estate, which is Perth's Premier Industrial location serving the Perth area. Situated off the A9 By Pass, the subjects location allows direct access to the local and national road network.

Inveralmond Grove is situated to the south of the estate within a modern complex of Industrial units. Surrounding and nearby operators are a mixture of local and national covenants.

The approximate location of the subjects is shown by the OS plan.

## DESCRIPTION

The subjects comprise a stand alone Industrial/Warehouse building with private loading yard and car parking.

The property is of modern steel portal design clad externally. The property has the benefit from 2 x full height roller shutter doors as well as additional pedestrian entrance doors.

Ridge Height - 6m.

Minimum eaves height - 4.5m.

Internally the property is regular in its configuration suitable for a variety of Class 4,5&6 Uses, including trade counter.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and have calculated the floor areas in



accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the Gross Internal Area as follows:-

693.97 sqm (7,470 sqft)

## TERMS

The subjects are available for lease on standard commercial term for a term to be negotiated.

Further information available from the Sole Letting Agents.

## RATING

The property has a Rateable Value of £33,500

The current rate poundage for the year 2020/21 49p, excluding water and sewerage rates.

## VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated.

## EPC

Available upon request.

## 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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## 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.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: October 2020