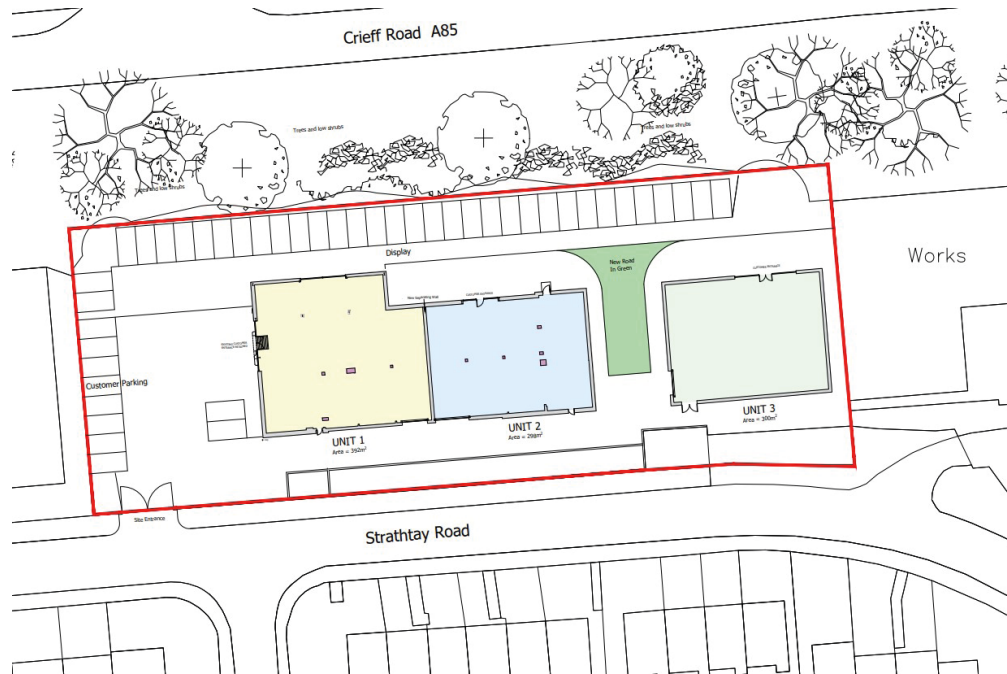


TO LET

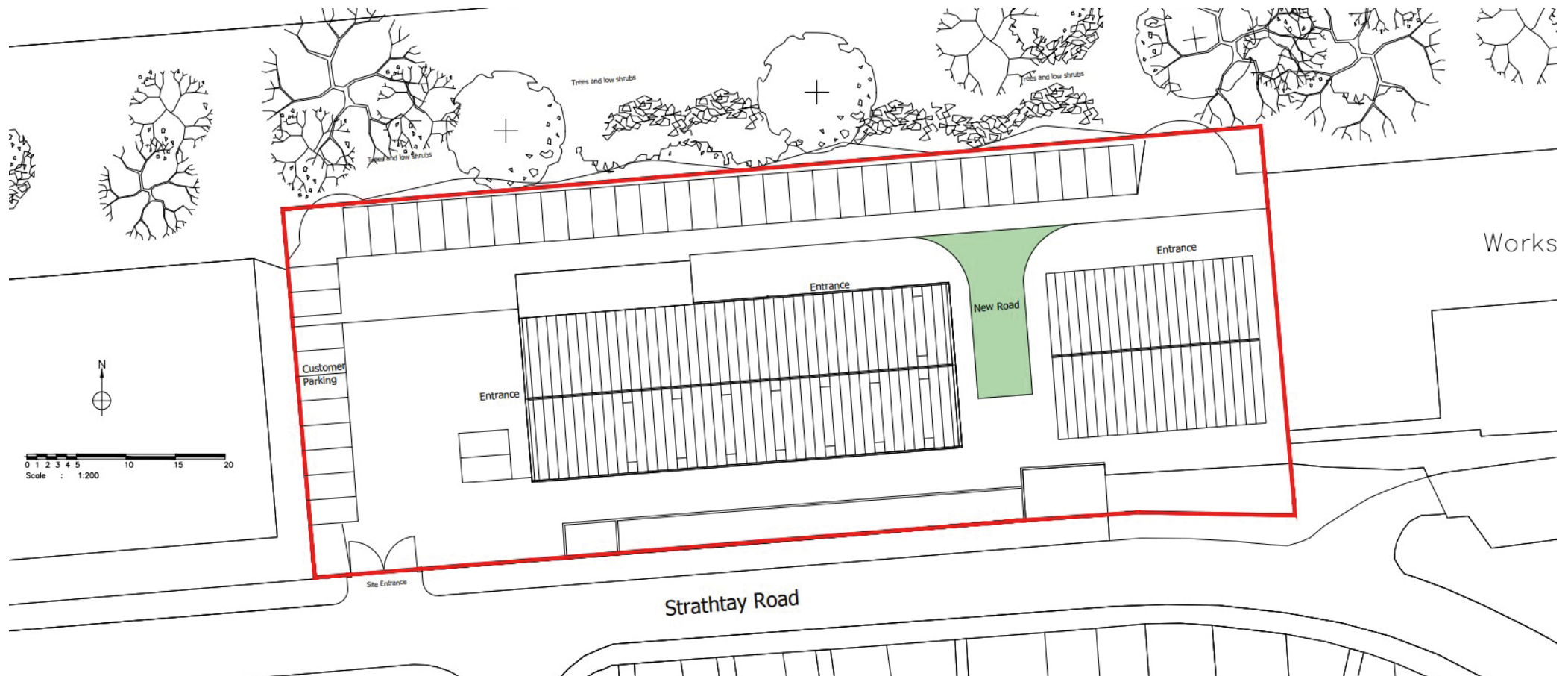
MODERN INDUSTRIAL UNITS



300 STRATHTAY ROAD PERTH, PH1 2JY



- HIGHLY VISIBLE LOCATION
- MODERN INDUSTRIAL UNITS WITH TRADE COUNTER POTENTIAL
- NEW UNITS COMING SOON
- UNITS FROM CIRCA 3,200 SQ.FT



LOCATION

The city of Perth has a resident population of approximately 46,000 persons, with the surrounding catchment area estimated to be in the region 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 motorway network. As such, the city benefits from an excellent strategic location.

More precisely, the subjects are located on Strathtay Road, in the West End of the City. The immediate surrounding area is primarily residential with a number of national occupiers nearby including Dobbies, B&Q and Tesco Extra.

The well-established Ruthvenfield and Inveralmond Industrial Estates are both situated within 2 miles from the property. The property boasts a strategic location with an impressive frontage on to the Crieff Road, the main arterial route from the West of the City.

The approximate location is shown by the OS Plan.

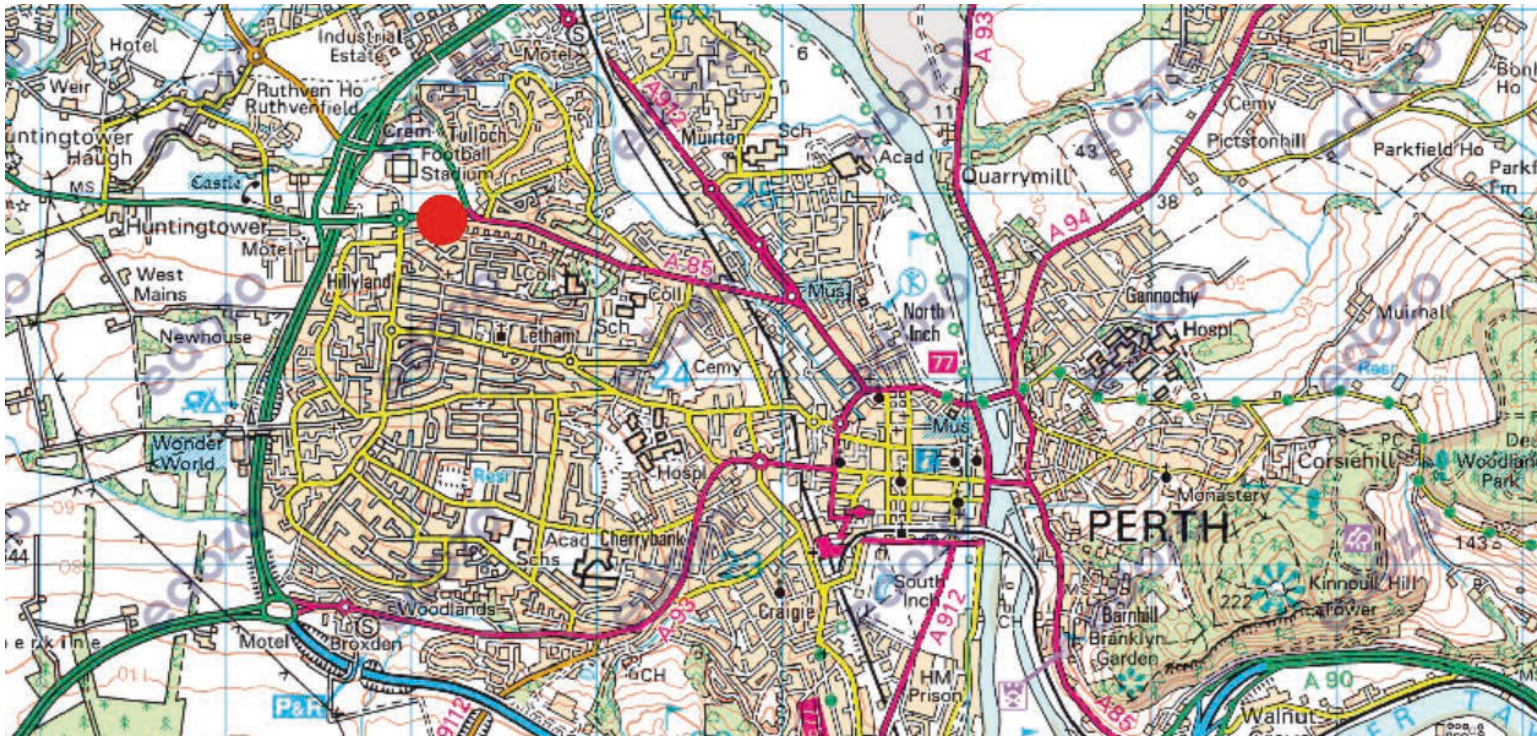
DESCRIPTION

The development will consist of 3 modern industrial units with trade counter opportunities.

The specification will include:

- Secure site area
- Dedicated yard and car parking
- Glazed frontages
- Electrically operated vehicle access door
- 3-phase electricity supply

The subjects will be subdivided to provide three industrial/trade counter units as represented in the attached site plans.



ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Gross Internal Areas:

The subjects can be subdivided to provide the following:

Description	Size (SQ.M)	Size (SQ.FT)
Unit 1	392	4,219
Unit 2	298	3,207
Unit 3	300	3,229

TERMS

The subjects are available To Let. Further information is available from the Sole Agents.

EPC

Available on request.

RATEABLE VALUE

Following subdivision, the subjects will require to be reassessed.

The Unified Business Rate 2022/2023 is 49.9p excluding water and sewage rates.

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 Agents, Messrs Graham + Sibbald.



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2022