

**TO LET**  
INDUSTRIAL/PRODUCTION ACCOMMODATION



**U3 — Northfield Business Park**  
Islay Place, Perth, PH1 3FY

- Rare leasehold opportunity
- Last available unit
- High specification production unit

- On site car parking
- GIA: 168.0 SQ.M (1,808 SQ.FT)

## LOCATION

The city of Perth has a resident population of approximately 46,000 persons, with the population of 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 road network.

More precisely, the subjects are situated on Islay Place part of the larger Northfield Business Park. The property lies within close proximity to the A9 Trunk Road allowing for easy connection to all major cities in Scotland.

The approximate location is shown by the OS plan.

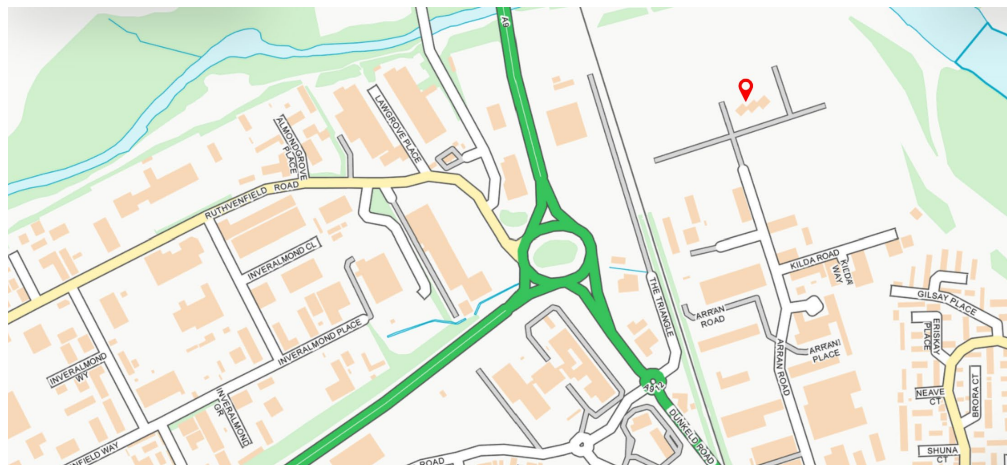
## DESCRIPTION

The property comprises a mid-terraced purpose built, food and drink production unit. The subjects form part of a terrace of 5 similar units of steel portal frame construction mainly clad externally.

Internally the property is reasonably regular in configuration and layout providing a large production area at ground floor level with separate office and WC facilities. The production area is fitted out with food safe walls etc.

A mezzanine level is accessed off the reception and via a permanent stair allowing for additional storage at this level.

The property benefits from both pedestrian and vehicle door access.



## ACCOMMODATION

We have measured the site 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 Internal Area: 168 sq.m (1,808 sq.ft.)

Ground Floor — 1,185 sq.ft.  
Mezzanine — 623 sq.ft.

## RENT

The subjects are available To Let at rent in the region of £14,000 per annum. The lease will be structured on standard commercial terms, subject to the service charge provision in place.

Further information available from the Sole Letting Agents.

## PLANNING

The subjects are located within the Northfield Business Park (Food and Drink). Prospective tenants should make their own enquiries with Perth & Kinross Planning Department with regards to any prospective uses.

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £13,400

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

## SERVICES

The property is connected to all main utility supplies (Water, Drainage, Gas).

Electricity to is by way of a private wire and as such any tenant will require to enter into a Private Wire Electricity Agreement with the landlord. Further information in this regard via the Sole Letting Agents.

## LEGAL COSTS + VAT

The property is elected for VAT.

The tenant will be responsible for the landlords legal costs with the preparation of the lease for the subjects. Further information available from the Sole Letting Agents.

## VIEWING

Viewing is through the Sole Letting Agents.

To arrange a viewing please contact:



**Garth Davison**

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01738 445 733



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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: April 2024