INDUSTRIAL

Andrew Reilly Associates

TO LET

WAREHOUSE WITH SECURE YARD

UNITS 1 & 2 ARRAN ROAD, PERTH
PH1 3DZ

2,338.07 SQ M (25,167 SQ FT)

Andrew Reilly Associates Ltd
31 Rutland Square, Edinburgh,
EH1 2BW

0131 229 9885

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LOCATION:

Perth is located in the east of Scotland approximately 44 miles north of Edinburgh and 22.5 miles west of Dundee. The city has a resident population of c.50,000 people, providing the administrative centre for Perth & Kinross Council and is the principal retailing area for the surrounding district. Perth is well connected to the other Scottish urban centres via the M90, A9, A90 and east coast main line rail services.

Arran Road lies approximately 2 miles northwest of Perth city centre, connecting with the A912 a short distance from its junction with the A9, which in turn provides excellent communication links to Stirling/Glasgow to the west, the M90 and Edinburgh to the south and Inverness to the north. The location also provides convenient access to the A90 connecting Perth to Dundee and thereafter Aberdeen.

The unit lies to the west of Arran Road where the surrounding accommodation is principally comprised of industrial and commercial units. Inveralmond Industrial Estate lies approximately 0.5 miles to the north.

DESCRIPTION:

The unit is of steel framed construction with brick/block infill to dado level with metal profile cladding above under a pitched, cement asbestos roof. Natural light is provided by way of translucent panels. The property benefits from a large, secure yard with tarmac surfacing and vehicular access is provided by way of four 5m electrically operated roller shutter doors.

Internally the unit is open span with concrete floor plate, pendant LED lighting and ceiling mounted gas fired infrared heaters. The property has an eaves height of 6m, rising to 9m at the apex. Single storey, brick built accommodation has been formed to provide offices, canteen and staff welfare facilities.

The property may be suitable for subdivision subject to obtaining the appropriate planning consents.

ACCOMMODATION:

The available accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the gross internal floor area has been calculated as follows:

	Sq M	Sq Ft
Warehouse	2,338.07	25,167

The premises incorporate a secure yard area extending to approximately 0.33 hectares (0.81 acres).

TERMS:

The premises are available to let from November 2018 on a new full repairing and insuring lease for a term to be agreed. Full details are available upon application to the sole letting agent.

RATEABLE VALUE:

The premises have been entered in the Valuation Roll as a Depot with a rateable value of £73,200.

LEGAL COSTS

Each party will bear their own legal costs in dealing with the transaction however the new occupier will be liable, in the normal manner, for any recording dues, registration fees and Land & Buildings Transaction Tax.

ENERGY PERFOMANCE CERTIFICATE

The energy performance of the property has been assessed and has an EPC Rating of E.

VIEWING AND FURTHER INFORMATION:

To arrange a viewing or for further information please contact the sole letting agents:

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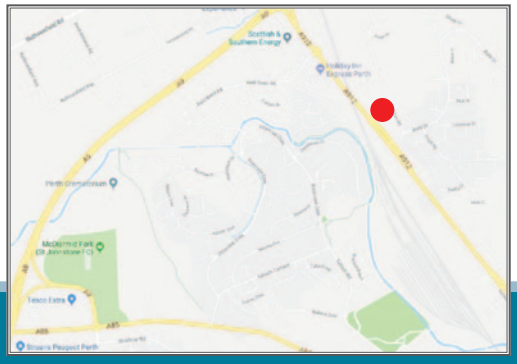

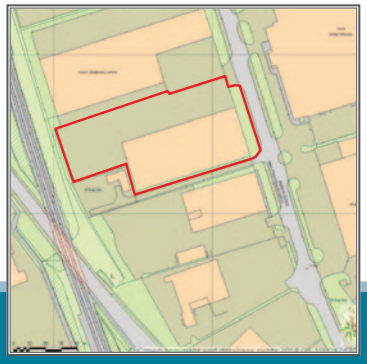

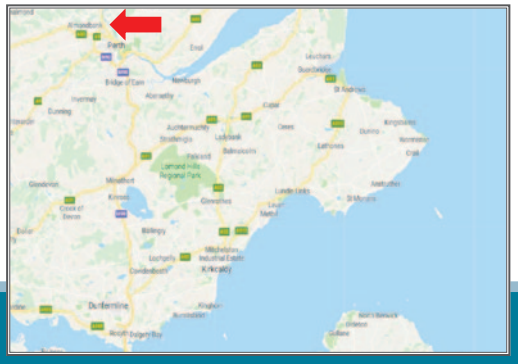

ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themself by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.