

## Inveralmond Trade Park, Perth, PH1 3TT Perth's premier industrial location



### LOCATION

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

The city has a resident population of approximately 45,000 and is the principal city of the Perth and Kinross district.

The subject premises are located to the north west of the city within Inveralmond Industrial Estate which is an important and established trading estate. The area is a key business location situated adjacent to the A9 western bypass with direct access to the local and national road network beyond.

The units form part of Inveralmond Trade Park which includes occupiers such as Screwfix, Harbro, DHL Parcels, Shore Laminates, Toolstation, Stevenswood and Eastern Western Motor Group. Nearby occupiers include Marks & Spencer, Aldi, Arnold Clark, Tiso, Stagecoach and Tayside Contracts.

### DESCRIPTION

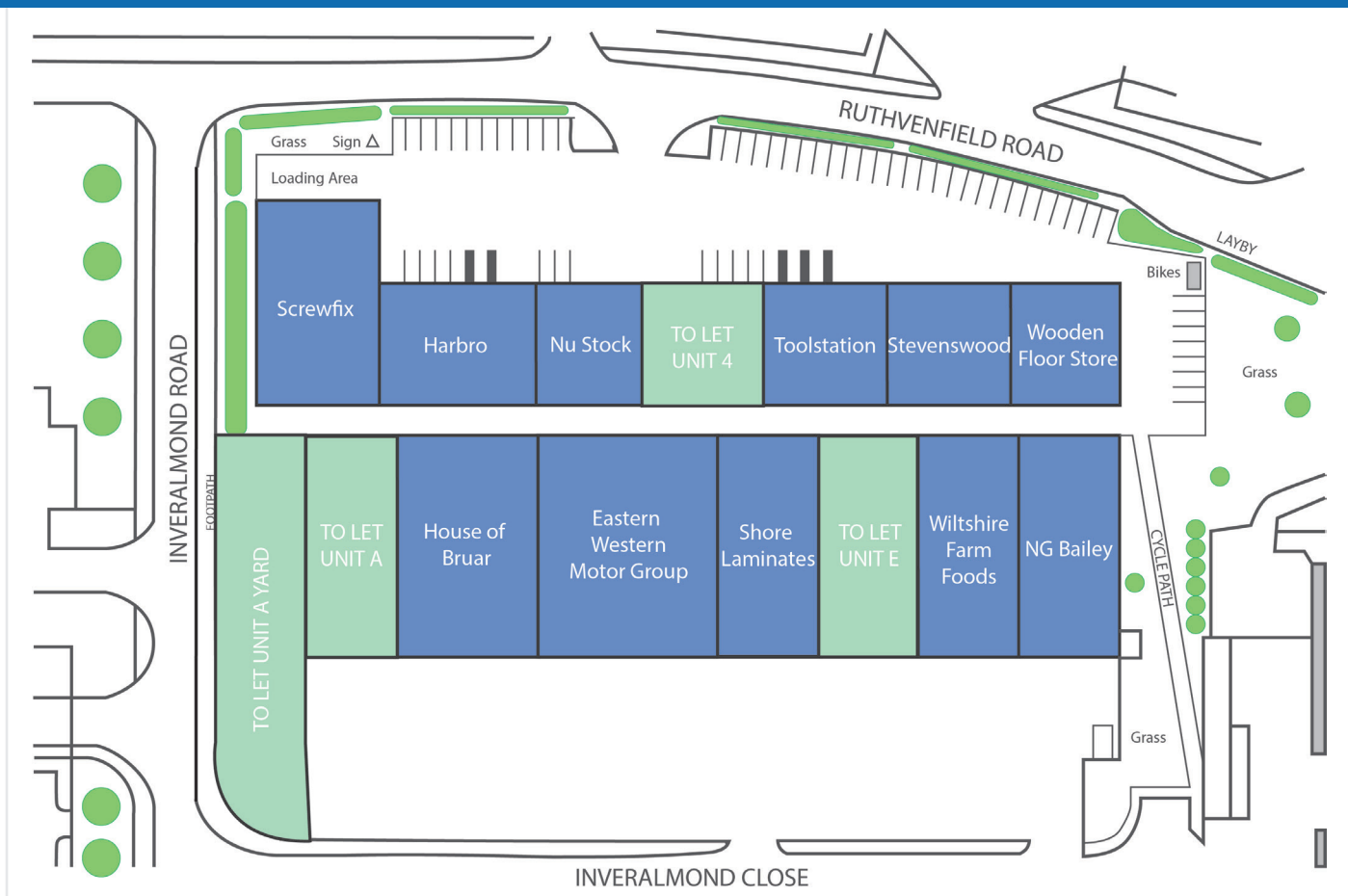
Inveralmond Trade Park comprises a total 20 units. The units have a steel portal frame construction with concrete floors, block in-fill walls to dado height and externally clad in profile sheeting above.

Unit 4 has the benefit of "trade park uses" planning consent with further details on application. It also benefits from main road frontage, electrically operated sectional doors, and a minimum eaves height of 7 metres. Unit A has a minimum eaves height of 3.9 metres and benefits from a secure yard. All units are located in a prime location within Inveralmond Industrial Estate.

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## AVAILABLE UNITS

Unit	Sq ft	Rent	RV	Insurance	EPC rating
A	5812	£36,000	£17,100	£924.22	C
Unit A Yard	-	£12,000	-	£126.56	-
E	5740	£36,000	£23,200	£924.22	B
4	3418	£41,016	£22,800	£794.54	C

## SERVICES

The units are served with mains electricity (3 phase) and water.

## PLANNING

The units are suitable for Class 4, 5 & 6.

## RATEABLE VALUE

The Rate Pounding set for Financial Year 2020/22 is 49.0 pence per pound.

## VAT

Prices are quoted exclusive of VAT (if applicable).

## VIEWING/FURTHER INFORMATION

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