



- ✓ Easily Accessible Location
- ✓ Well Established Industrial Area
- ✓ Good Quality Offices
- ✓ 2 Adjoining Warehouses
- ✓ Available Due To Expansion & Relocation of Existing Business

Inveralmond Place, Perth, PH1 3TS |
2 Large Adjoining Industrial Units & High Quality Offices

For Sale
2,357 sqm (25,400 sqft)

SMART&CO.
surveyors & property consultants

M&S
SIMPLY
FOOD

ALDI

Johnson's
Apparelmaster

Tiso

INNIS &
GUNN
EST. 1858



THE PREMISES

SSE

Inveralmond Trade Park

Inveralmond Place

A9 City Bypass

Dunkeld Road

A9



Property Highlights

- ✓ Easily Accessible Location
- ✓ Well Established Industrial Area
- ✓ Good Quality Offices
- ✓ 2 Adjoining Warehouses

Situation

Geographically located in the centre of Scotland, the City of Perth benefits from its wealth of historical, cultural & natural attractions combined with excellent connectivity to the rest of the Country (90% of Scotland's population within 90 minutes drivetime).

The premises are situated in Perth's prime industrial area of Inveralmond, with excellent connectivity to the A9 close to Inveralmond Roundabout. Nearby occupiers include: Innis & Gunn brewery, Johnsons Workwear, Easyheat Systems, Menzies Distribution, The Burning Question and Parcelforce Worldwide.

Description

The property comprises two adjoining warehouses of steel portal frame construction which have been insulated and partially overclad to create a fresh and modern look.

Internally to the front, a modern reception area, wc's, shower, quality office space (including open plan and cellular offices with glazed partitioning) and various staff areas have been created. These areas have been constructed using steel framing - enabling future use of the mezzanine space above.

The warehouses provide good eaves height of approx. 4.3 m (7.2 m to underside of the ridge)
Access is provided by steel roller shutter door measuring 4.5m wide x 4 m high.

Energy Performance Certificate

Copies available on request.



Sale Terms

The property is subject to a ground lease from Perth & Kinross Council until 2081 with a current annual rent of £8,250.

We are instructed to seek offers in excess of £1.3mn for our clients leasehold interest.

Business Rates

The property is currently entered in the Valuation Roll with a Rateable Value of £72,600.

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.
LBTT and Registration Dues will be the responsibility of the Purchaser.

Enquiries

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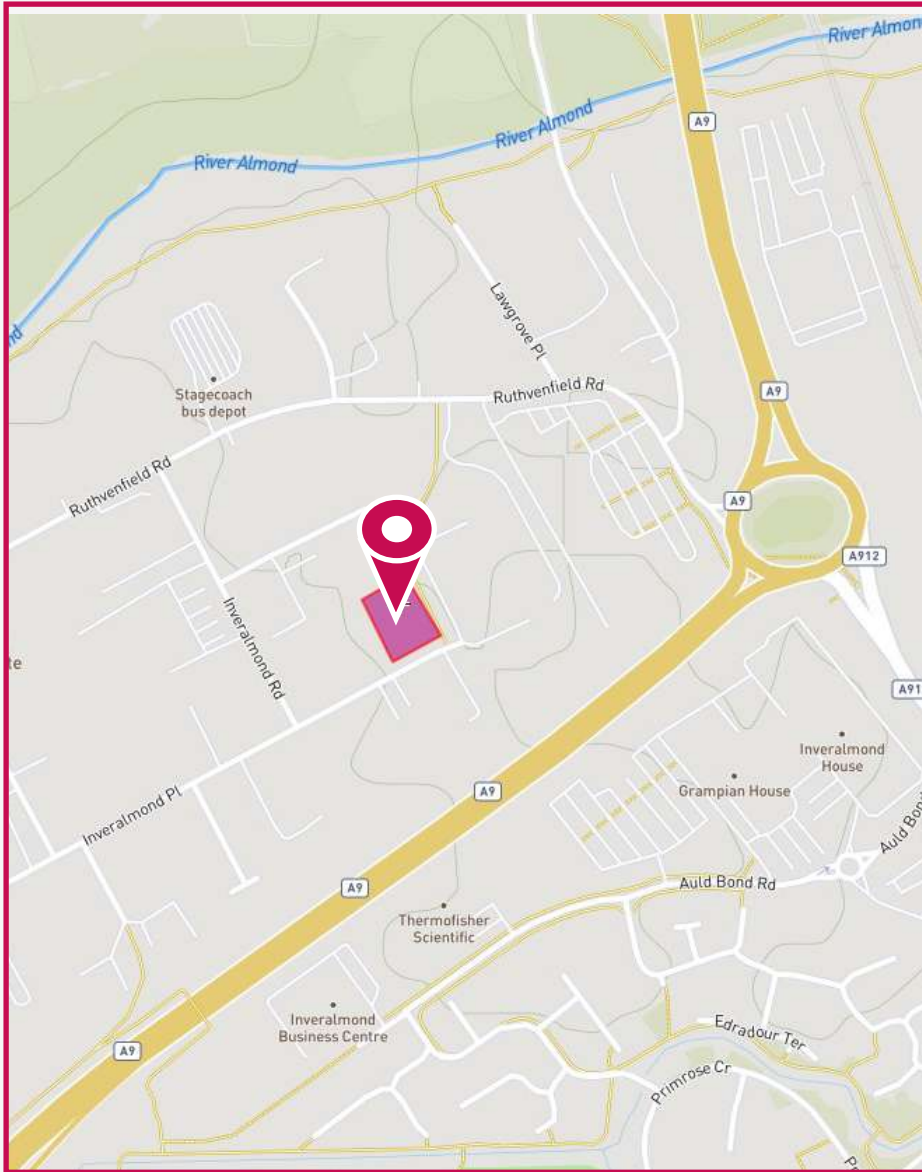
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