



Industrial unit with secure yard, Friarton Road, Perth, Perthshire PH2 8DF To Let

Industrial Warehouse with Secure Yard 890 sq m (9,580 sq ft)

- Modern industrial unit
- Large secure yard with CCTV covering wider site
- 24/7 access
- Established business location
- Good motorway links/access
- Electric roller shutter door
- 3 phase electricity supply

Location & Description

The Property is located on Friarton Road in Perth and provides high quality modern warehouse accommodation with dedicated secure yard facilities.

Situated in the heart of Perth's thriving business district, the warehouse is ideally placed to access both the city centre and the motorway network.

The unit comprises a steel portal framed industrial unit with staff facilities pod to the rear of the unit with a mezzanine for storage above. There is a dedicated secure yard area to the front which could either be used for parking and/or the external storage of goods.

Accommodation

We have measured the warehouse to have a Gross Internal Area as below:-

Unit	Floor	Sq. M	Sq. Ft	Annual Rent	Rateable Value
101	Gnd	890	9,580	£45,000	£29,700

Lease Terms

Our client is seeking to rent the unit on Full Repairing and Insuring terms as would be normal for a unit of this type and for a negotiable period to suit both parties.

VAT

All prices quoted are exclusive of VAT which may be payable.

Business Rates

The unit has a Rateable Value of £29,700.

Energy Performance Certificate

Available on request.

Legal Costs

Each party will be liable for their own legal costs incurred.

Enquiries to:

Graeme Duncan

t: 07954 815 365

e: graeme@smartandco.co.uk

Doug Smart

t: 07850 517 323

e: doug@smartandco.co.uk



Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.