



**Industrial Units & Yards, East Fordel, Glenfarg, Perth PH2 9QQ**  
To Let, Units from 835 sq m to 1,671 sq m (8,988 sq ft to 17,986 sq ft)

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## Property Highlights

- Available Q4 2021
- High quality insulated modern industrial unit
- 6m eaves height and 9m to apex
- Two large electric roller shutter doors
- Sub-division possible
- Biomass heating
- Modern office
- 2 surfaced yard areas
- Good transport links being close to M90 with north and south bound access available at junctions 8 or 9 only a short drive in either direction.
- Site area of approximately 3 Acres
- Low rental compared to Perth and Kinross's Main Industrial Parks

### Location

Located at East Fordel to the north side of Glenfarg the site is accessed via the Wicks O' Baiglie road between Bridge of Earn and Glenfarg. Motorway access onto the M90 north and southbound is obtained at junctions 8 or 9 which is a short drive in either direction from the subject property location.

[Click here to view location on google maps](#)



### Description

The property comprises a large modern industrial unit, office and two yards set within a private secure site of approximately 3 acres. The unit is capable of being leased as a whole and/or sub-divided to create smaller units and yards.

The industrial unit has an eaves height of approx. 6m and an apex height of approximately 9m. There are two large electrically operated roller shutter doors located at the southern gable and western elevation. The office is located to the northern gable end of the industrial unit and has its own surfaced car park detached separate from the two-yard areas. Heating throughout the property is provided via a Heizomat biomass boiler providing a low-cost heating solution and renewable energy source.

### Accommodation

The subject property extends to approximately 1,671 sq m (17,986 sq ft) comprising 1,528 sq m of industrial space and 143 sq m of office accommodation. The site area extends to approximately 3 Acres.

### Lease Terms

Rental negotiable. The lease will be on full repairing and insuring lease terms for a negotiable period.

### Business Rates

The Property has a Rateable Value of £33,900 however once sub-divided it may be that individual entries fall below the £15k small business bonus threshold.

### Energy Performance Certificate

Awaiting completion.

### Legal Costs

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable.

### All Enquiries

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