

Visualisation

Unit 2, Auld Bond Road, Perth, PH1 3FX
New Build Warehouses with Quality Offices

To Let

216 m² - 865 m²
(2,300 ft² - 9,300 ft²)

SMART&CO.
surveyors & property consultants



M&S



Inveralmond Roundabout

SSE HQ

Inveralmond Industrial Estate

A9 City Bypass
(approx. 31,000 vehicles per day)

Auld Bond Road

Pentland Land Rover

Dunkeld Road

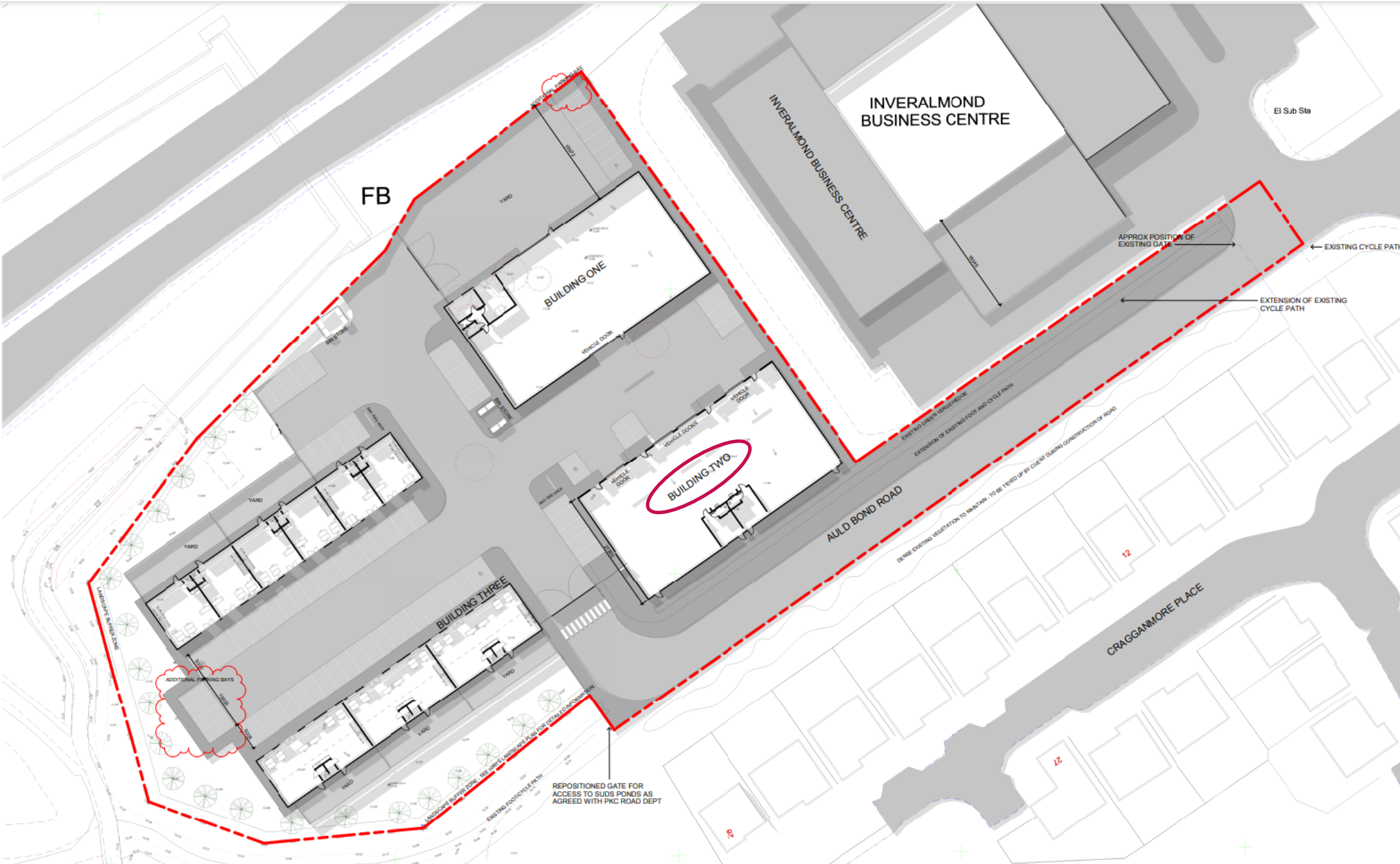


UNIT 2

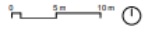
Auld Bond Road, Perth

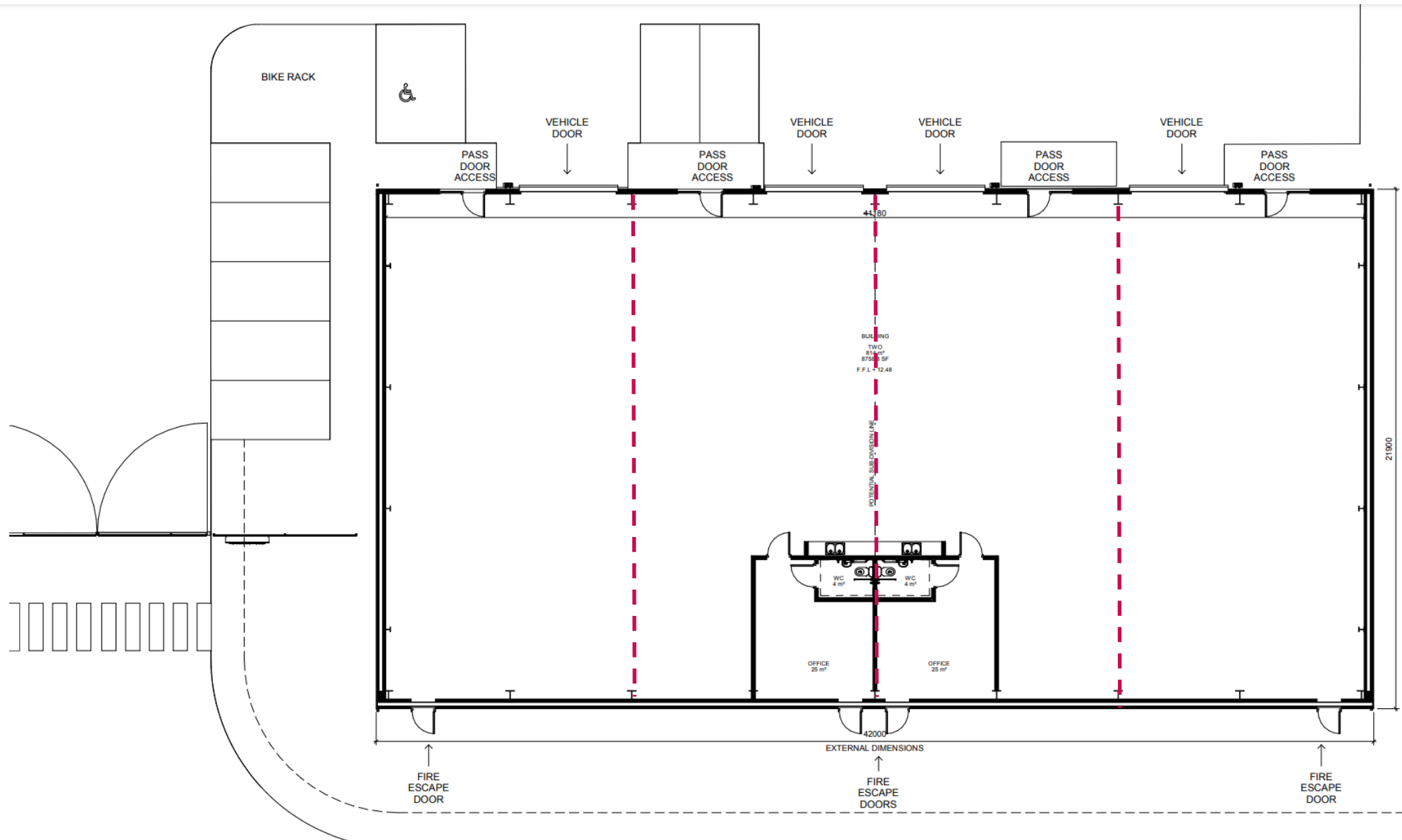
- ✓ *Prominent Accessible Location*
- ✓ *New Build to High Specification*
- ✓ *Flexible Layout*
- ✓ *Building Can Be Sub-divided*
- ✓ *Units from 2,300 ft² to 9,300 ft²*


McDiarmid Park
(St Johnstone FC)



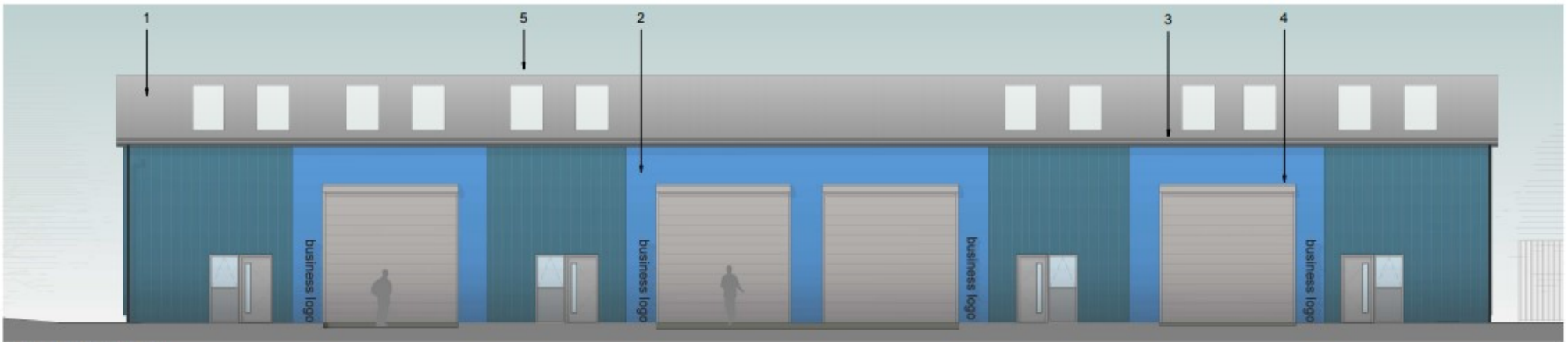
PROPOSED SITE PLAN
1:200





 Possible sub-division

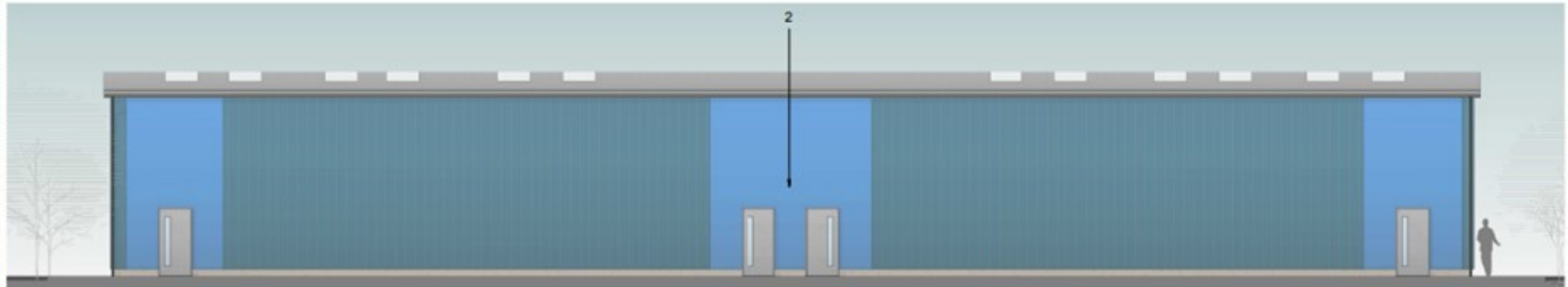
Unit 2 - Plan



ELEVATION 1 (NORTH)
1 : 100



SECTION B-B
1 : 100



ELEVATION 2 (SOUTH)
1 : 100

Situation

Geographically located in the centre of Scotland, the City of Perth benefits from excellent connectivity to the rest of the Country (90% of Scotland's population within 90 minutes drivetime).

The unit is situated adjacent to the A9 trunk road, between the Inveralmond and Broxden Roundabouts which provide immediate access to Scotland's national road network and airports. The location is Perth's prime industrial area of Inveralmond, with excellent connectivity to the A9 close to Inveralmond Roundabout. Nearby occupiers include: Thermo Fisher, Inveralmond Business Centre and SSE.

Description

Unit 2 will comprise a detached warehouse of steel portal frame construction with external eaves height of 5.5m and benefitting from good natural light which can be sub-divided internally. Each unit would have a large roller shutter door measuring 4m wide x 4 m high., internal office & WC and demised parking to the front.

A communal cycle store will be situated outside.

Lease Terms

The property is available to lease for a duration to be agreed. The quoting rent is from £9 / ft² - dependant on lease terms and unit size)

Business Rates

The property will require to be assessed for Business Rates upon completion.

Legal Costs

Each party will be responsible for their own legal costs with the purchaser being responsible for LBTT and registration dues.

Viewings / More Information

All enquiries to the sole agents:

Doug Smart

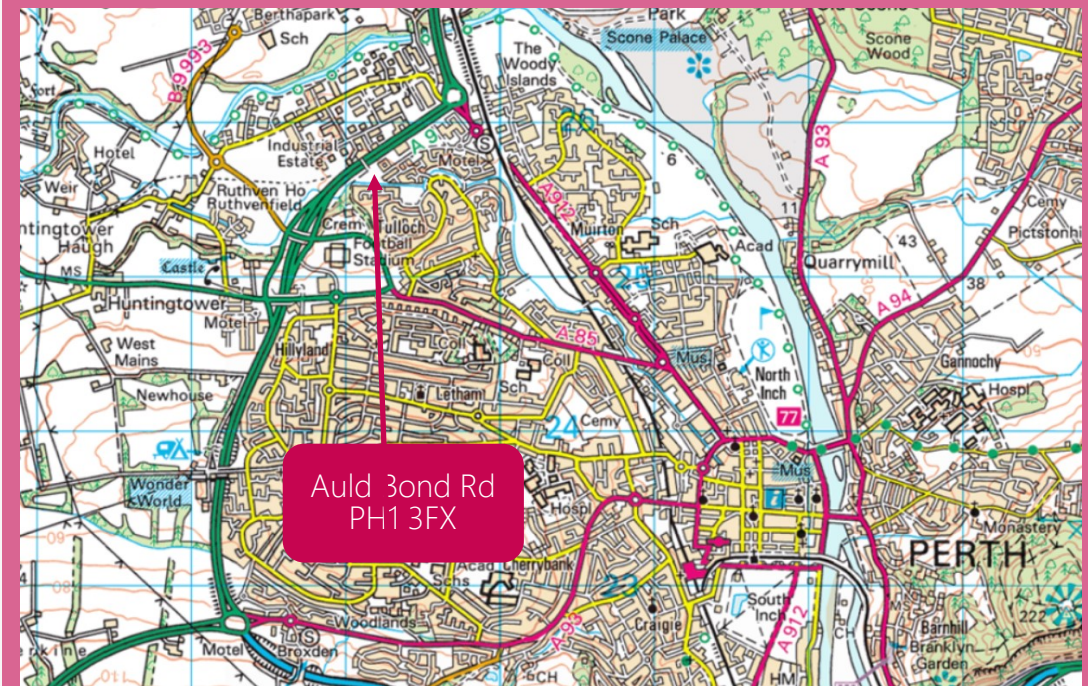
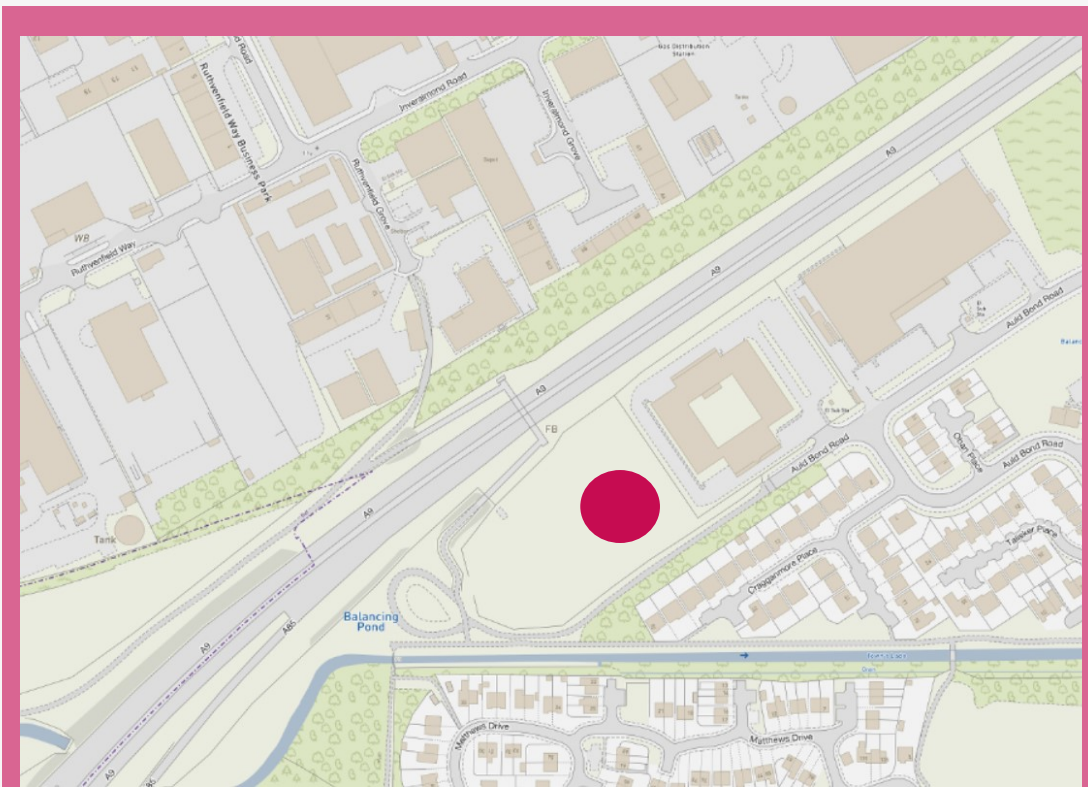
07850 517 323

doug@smartandco.co.uk

Graeme Duncan.

07954 815 365

graeme@smartandco.co.uk



Specification : Large Warehouse, can be split into terrace of up to 4 units

Potential : Available As a Whole But May Sub-divide

Lease Terms : Available for lease from £9 / ft² pa.

Size : From 216 - 865 m² (2,300 - 9,300 ft²)

EPC : Available Upon Completion

Rateable Value : £TBC

Legals : Each Party to pay their own costs

Viewings by arrangement with the Sole Agents - doug@smartandco.co.uk / 07850 517 323

01738 318 100 | 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.

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