

Unit A, Arran Road, Perth
Warehouse with Enhanced Security & Office

To Let

235 sqm (2,525 sqft)



Property Highlights

- ✓ Easily Accessible Location
- ✓ Well Established Trade Counter Area
- ✓ Enhanced Security
- ✓ Parking Adjacent

Situation

Perth is centrally located and extremely well connected with 90% of Scotland's population within 90 minutes drivetime of the City. Perthshire is home to a number of world-class education and research institutions and major companies including; SSE, Aviva, Stagecoach and Highland Spring.

Situated in the North Muirton area of Perth, with excellent connectivity to the A9 close to Inveralmond Roundabout. The immediate area is a well established home to many Trade Counter operations such as: Jewson; CTD; Grahams; Dulux; Edmundson Electrical; Dingbro, Danscot. Perth Motor Mile is also very nearby with occupiers such as Arnold Clark, Grassicks, John Clark, Sratstones. The property occupies an extremely prominent corner situation opposite Jewson, CTD & Grahams.

Description

The property forms part of a larger, building which houses trade-counter, storage and workshop units.

Occupiers include: SCO-Tech, JACS (Joinery Supplies), SSE, Netherton Tractors, Padlocked Self Store.

The subjects comprise a storage warehouse with offices + mezzanine storage above and WC.

Access to the unit is via a metal roller shutter and loading dock shown in the photo opposite.

We believe the Gross Internal Area for the warehouse to be: 235 m2 (2,525 ft2)

Energy Performance Certificate

Copies available on request.

Lease Terms

The property is available for a negotiable period on FRI terms at a quoting rent of £16,000 pax. Incentives available subject to terms.

Business Rates

The property is currently entered in the Valuation Roll with an RV of £7,600. This should qualify for 100% exemption from Business Rates. Interested parties should satisfy themselves on this.

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.

The incoming tenant will be responsible for any LBTT and Registration Dues

Enquiries

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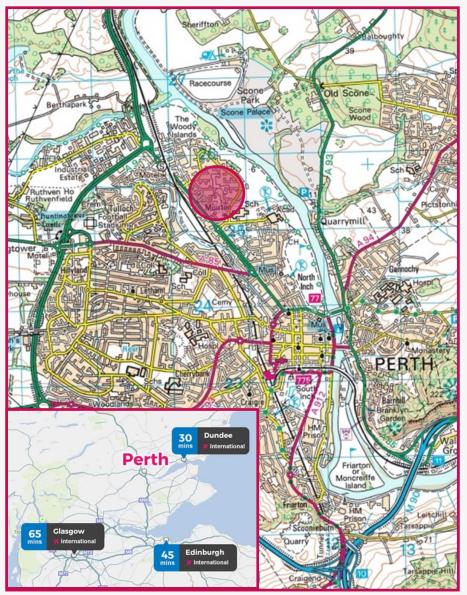
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