

TO LET

COMMERCIAL WORKSHOPS AND OFFICES

UNITS 1-15 THE OLD DAIRY,
MEIKLEOUR, PH2 6FB



LOCATION

Meikleour is located in rural Perthshire ideally placed to access Perth, Dunkeld and Blairgowrie. It is located approximately 5 minutes drive from Blairgowrie and is 12 miles north of Perth and 10 miles from Dunkeld. This is an ideal location for those doing business in these towns and can be accessed directly from the A93.

DESCRIPTION

The premises being offered for lease comprise former agricultural premises, which have been refurbished to suit a variety of storage, warehouse, workshop and office uses. The offices could also provide heated and light workshop space.

The accommodation is well presented and suitable for a variety of different business uses.

- RURAL TRADING ESTATE
SUITABLE FOR VARIETY OF
USES AND OCCUPIERS
- PLEASANT WORKING
ENVIRONMENT
- COMPETITIVE AND
AFFORDABLE RENT

VIEWING & FURTHER INFORMATION

By arrangement with letting agents:

J & E Shepherd
Chartered Surveyors
2 Whitefriars Crescent
PERTH, PH2 0PA

Tel: (01738) 638 188

Fax: (01738) 637 542

Contact
Jonathan Reid BLE (Hons) MRICS
j.reid@shepherd.co.uk

www.shepherd.co.uk



TERMS

Our client is seeking to lease the units on an individual basis for a negotiable terms of years on the following attractive rental terms:

Warehouse 5	£14,000 per annum
Workshop 10	£4,000 per annum
Workshop 11	£4,000 per annum
Workshop 14	£8,000 per annum
Workshop 15	£6,000 per annum
Office 1	£4,000 per annum
Office 2	£3,500 per annum
Office 4	£5,750 per annum

VAT

Prices are quoted exclusive of VAT which will be payable.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the Sole Letting Agents:-

Jonathan Reid BLE (Hons) MRICS
 E-mail j.reid@shepherd.co.uk
 Website www.shepherd.co.uk

ACCOMMODATION

The accommodation available for lease is as follows:

Warehouse 5	882 sq.m (9495 sq.ft)
Workshop/Store 10	125 sq.m (1345 sq.ft)
Workshop/Store 11	125 sq.m (1345 sq.ft)
Workshop/Store 14	250 sq.m (2686 sq.ft)
Workshop/Store 15	322 sq.m (3470 sq.ft)
Office 1	72 sq.m (775 sq.ft)
Office 2	65 sq.m (695 sq.ft)
Office 4	107 sq.m (1150 sq.ft)

RATEABLE VALUE

The subjects will require to be assessed for rating purposes..

The uniform business rate for the financial year 2012/2013 is 45 pence.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.