

TO LET



UNIT 1

INVERALMOND ROAD

PERTH, PH1 3TS

5,152 Ft² | WAREHOUSE / WORKSHOP | OFFICES | SECURE YARD

SMART&CO.
surveyors & property consultants

A self-contained industrial unit with room to operate

Warehouse, workshop, offices and a substantial surfaced yard in Perth’s premier industrial location.



The property combines a clear-span working area with practical support accommodation. Two well-positioned roller-shutter openings assist loading and circulation, while the secure surfaced yard provides valuable external operational space.

Benefitting from existing chilled-storage system, previously used in connection with brewery storage.

5,152 SQ FT

APPROX. TOTAL AREA

479 m² in total

3,617 SQ FT

MAIN WAREHOUSE

Clear working space

2

ROLLER SHUTTERS

Up to 5 m high

SECURE

SURFACED YARD

Gated external space

CHILLED

REFRIDGERATION PLANT

Evaporator / Air-collcd condensers / Compressors

A generous working volume with direct yard access

A prominent industrial building suited to storage, workshop, distribution or trade-related requirements, subject to consent.



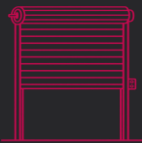
BUILT FOR PRACTICAL USE



13.23 m x **25.40 m**
internal width internal depth



5 m
warehouse eaves height



4 m & 5 m x **3.5 m**
roller-shutter height width



441 sqm / **0.11 acres**
approximate secure yard area

Brick walls, insulated roof structure, translucent roof panels and concrete floor provide a robust, bright, adaptable industrial environment.

USE OPTIONS

- Warehouse
- Workshop
- Trade / distribution

An established Inveralmond address

Unit 1 occupies a prominent position on Inveralmond Road within Perth's principal northern industrial area.



WHY THE POSITION WORKS

- Established industrial setting
- Prominent roadside presence
- Secure surfaced yard (0.11 acres)
- Ideal office : warehouse proportion

The combination of the building and secure yard provides an excellent arrangement for deliveries, parking, external storage and day-to-day vehicle movements. Additional yard and access points may be creatable – subject to planning approvals.

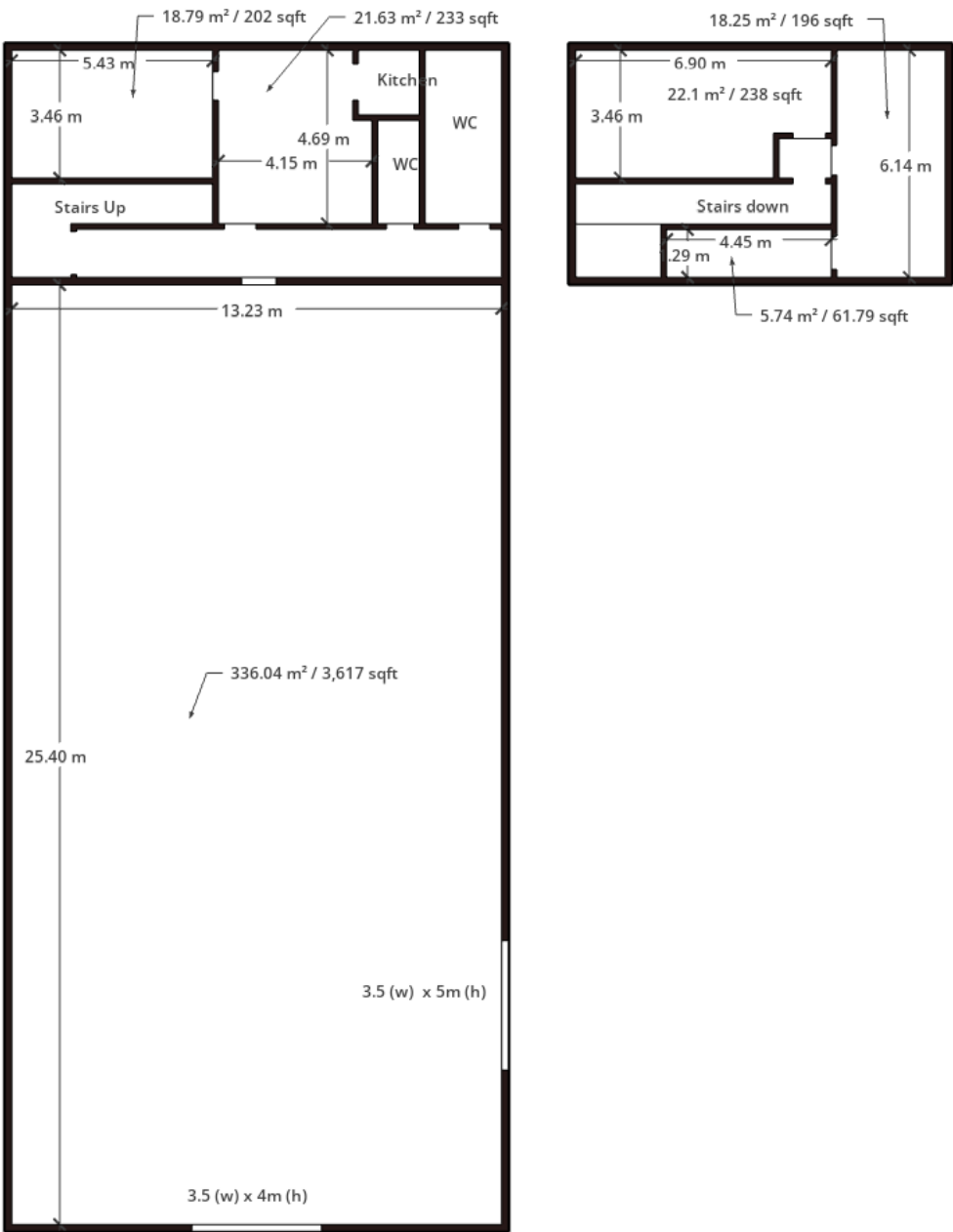
Warehouse-led space with useful office and staff areas

ACCOMMODATION SCHEDULE

Warehouse -	336 m ²	3,617 sq ft
Ground-floor offices -	81 m ²	874 sq ft
First-floor offices -	61 m ²	661 sq ft
TOTAL -	479 m ²	5,152 sq ft

KEY FEATURES

- Secure surfaced yard
- Existing chilled-storage system
- Two roller-shutter doors
- Ground and first-floor offices
- Kitchen and WC facilities
- Flexible lease terms by negotiation
- NO VAT
- Rateable Value £21,000 (approx. – tbc upon assessment)



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ARRANGE A VIEWING

See how the space could work for your business

Unit 1 offers a useful combination of warehouse or workshop space, offices and secure yard accommodation in THE established Perth industrial location.

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IMPORTANT NOTICE

These particulars are intended as a guide and do not form part of any offer or contract. Statements, photographs, areas, dimensions and distances are approximate. Prospective occupiers must satisfy themselves by inspection, measurement, title review and independent professional advice as to condition, permitted use, consents, rates, VAT, EPC and all other material matters. Sept 2026.