



Under Offer

Unit 1

Unit 2

Under Offer

Unit 4

Inveralmond Place, Perth, PH1 3TS
Extensive Adjoining Warehouses and Large Yard

To Let
(Available in Combination)

3,129 - 8,979 ft²

SMART&CO.
surveyors & property consultants



Inveralmond Place, Perth

- ✓ Large Secure Yard
- ✓ Biomass Heating System
- ✓ Interlinked Warehouses
- ✓ Building May Be Combined
- ✓ Quality Mezzanines Installed in Most Units





Unit 1
Offices Now Let



Unit 1
Warehouse





Unit 2
Warehouse + Offices

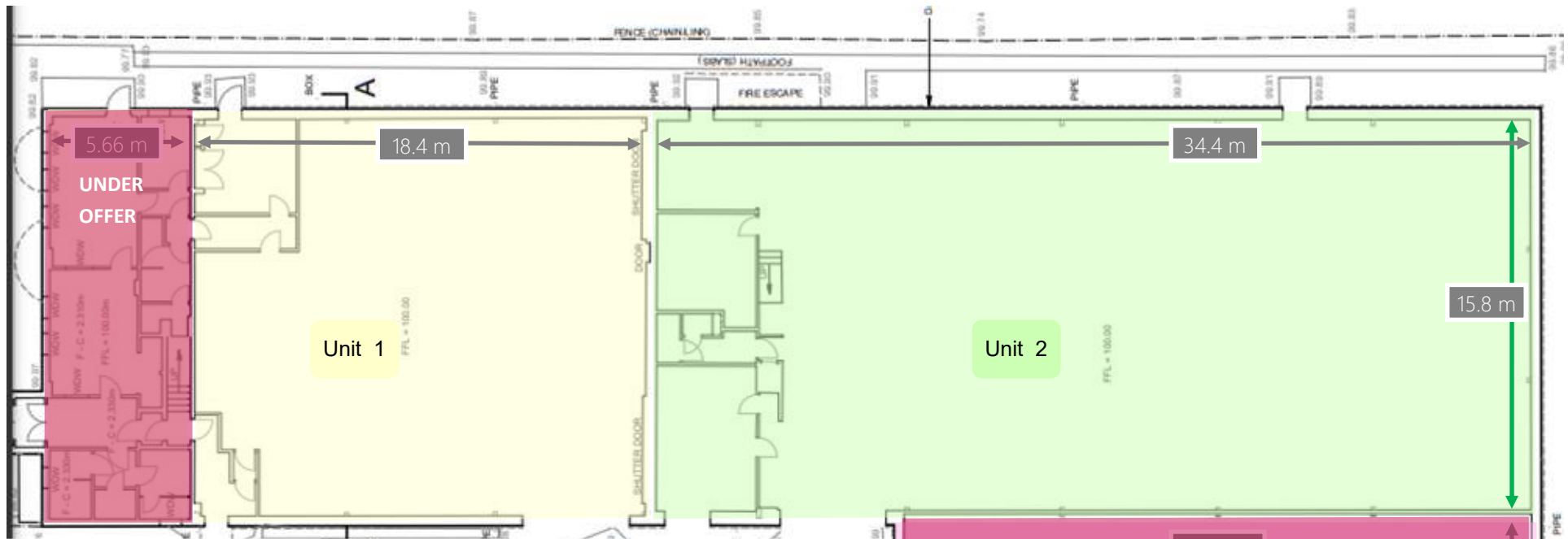




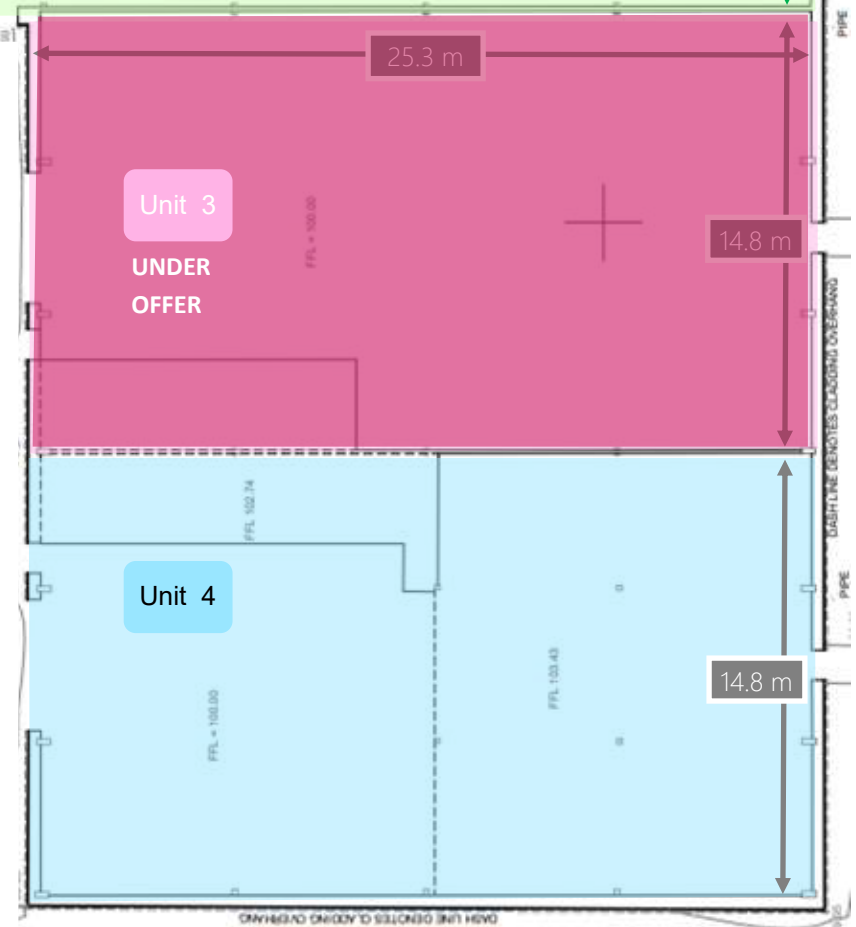
Unit 4
Warehouse + Mezz



CAR PARK



YARD



Reference	M ²	Ft ²	Comment
Unit 1	291	3,129	Warehouse
Unit 2	544	5,850	+ First Floor Offices (443 ft ²)
Unit 3	374	4,030	UNDER OFFER + Mezzanine (292 ft ²)
Unit 4	374	4,030	+ Mezzanines (2,188 ft ²)
TOTALS	1,583 m²	17,039 ft²	+ Mezz 2,923 ft² + Offices 1,787 ft²

Situation

Geographically located in the centre of Scotland, the City of Perth benefits from its wealth of historical, cultural & natural attractions combined with excellent connectivity to the rest of the Country (90% of Scotland's population within 90 minutes drivetime).

The premises are situated in Perth's prime industrial area of Inveralmond, with excellent connectivity to the A9 close to Inveralmond Roundabout. Nearby occupiers include: Innis & Gunn brewery, Johnsons Workwear, Menzies Distribution, The Burning Question and Parcelforce Worldwide.

Description

The property comprises three adjoining warehouses of steel portal frame construction arranged in an L-shape configuration.

The front-most facing element of Unit 1 accommodates offices including reception and WC's over two floors. This is now let.

The warehouses provide good eaves height of approx. 6 m (7 m to underside of the ridge) Access to the warehouses is provided by electrically operated steel roller shutter doors measuring 4.4m wide x 4m high.

Lease Terms

The property is available to lease for a duration to be agreed. Quoting terms upon request.

Business Rates

The property is currently entered in the valuation roll under two entries with a combined Ratable Value of £105,500. The units are being assessed individually now.

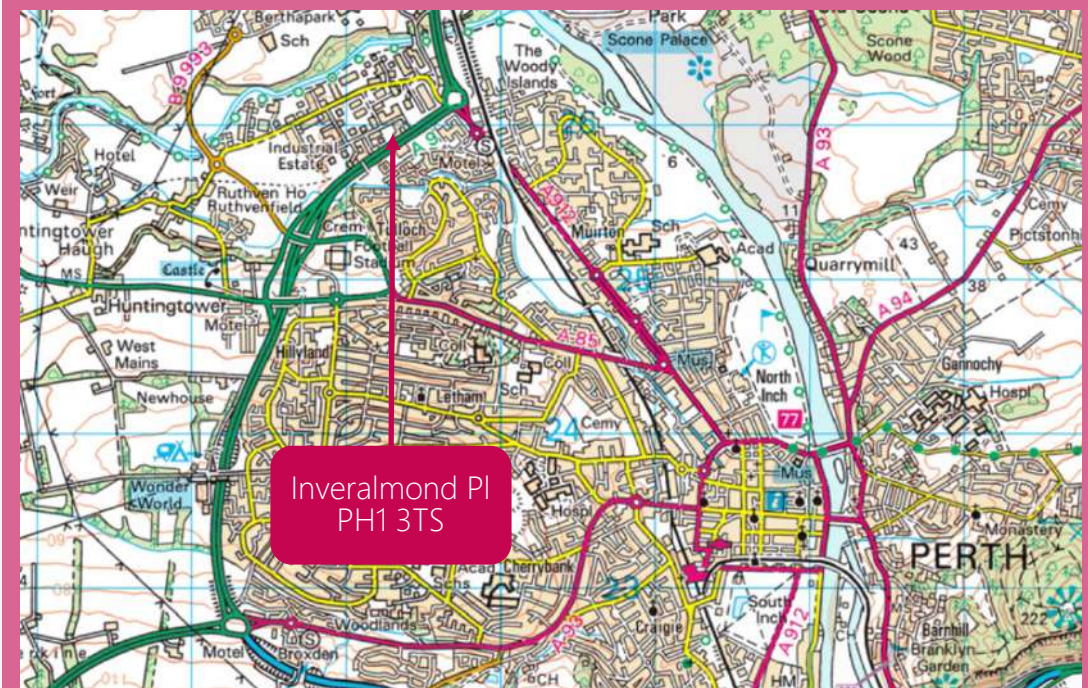
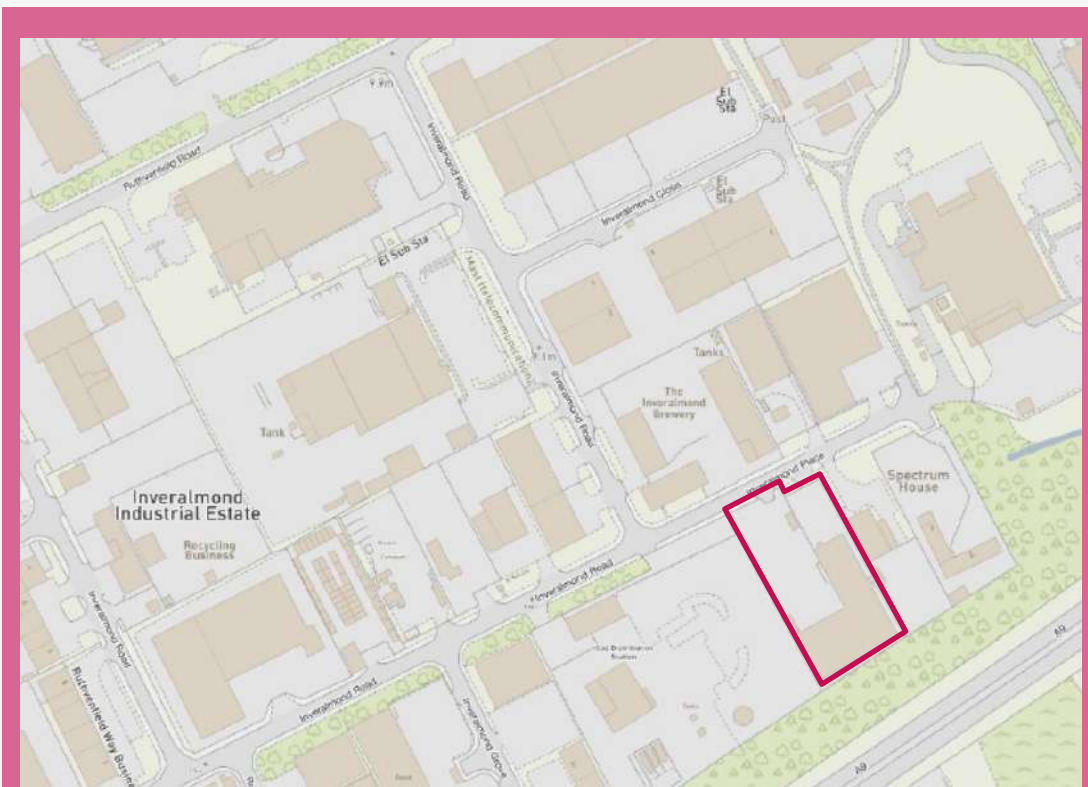
Legal Costs

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	Graeme Duncan.
07850 517 323	07954 815 365
doug@smartandco.co.uk	graeme@smartandco.co.uk



Specification : Two Adjoining Warehouses with Offices & Staff Areas

Potential : Available Individually or In Combination

Lease Terms : Available Upon Request.

Size : 3,129 - 8,979 ft² + Offices & Mezzanines + Large Secure Yard

EPC : Available Upon Request

Rateable Value : £TBC

Legals : Each Party to pay their own costs

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

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