



Storage Unit, West Huntingtower, Perth, PH1 3NZ
142.35 sq m (1,532 sq ft) | To Let @ £1,250 per month ex vat



Property Highlights

- Modern workshop / storage unit extending to 142.35 sq m (1,532 sq ft)
- Located within the established West Huntingtower commercial area, Perth
- Two new electrically operated roller shutter doors providing excellent vehicle access
- Newly painted concrete floor and well-presented internal accommodation
- Alarm system and CCTV installed
- Good internal height suitable for workshop, storage or light industrial use
- Excellent accessibility with quick access to the A9 Perth Bypass
- Flexible lease terms available
- Rent: £1,250 per month exclusive of VAT and other outgoing
- Rateable Value £7,400 (effective 1 April 2026) – likely to qualify for 100% Small Business Bonus Relief subject to occupier status

Location

West Huntingtower is an established and highly accessible commercial location on the western edge of Perth. The property benefits from an excellent strategic position just a short distance from the A9 Perth Bypass, providing immediate access to Scotland's principal north-south trunk road.

The location offers outstanding connectivity to Perth city centre, Inverness, Stirling, Dundee and the Central Belt, making it an ideal base for businesses requiring efficient regional distribution or quick access to the national road network.

West Huntingtower is a well-known commercial area with a mix of industrial, trade and storage occupiers, and the property benefits from excellent vehicle access, good circulation space and convenient access for vans, HGVs and deliveries.

Description

The property comprises a refurbished detached workshop / storage unit extending to approximately 142.35 sq m (1,532 sq ft) located within a well-established commercial yard at West Huntingtower, Perth.

The unit provides bright and well-presented open workshop accommodation with excellent internal height suitable for storage, light industrial or workshop use. The property benefits from two newly installed electrically operated roller shutter doors, allowing convenient vehicle access and potential drive-through operation.

Internally the unit has been recently upgraded and features a newly painted concrete floor, LED lighting and good natural daylight via roof light panels. The accommodation is largely open plan with steel portal frame construction and benefits from racking currently in place for palletised storage.

The unit also benefits from modern security provisions including an alarm system and CCTV, together with good circulation space externally for vehicle manoeuvring and loading. Overall the property provides high quality workshop / storage accommodation in a secure and accessible commercial location, suitable for a wide variety of business uses including trade counter, workshop, storage or distribution.

Accommodation

We have measured the approximate gross internal floor areas to be as follows:

Description	Sq m	Sq ft
Ground Floor	142.35	1,532
Total GIA	142.35	1,532

Lease Terms

The property is available on flexible lease terms at a rental of £1,250 per calendar month, exclusive of VAT and all other outgoing. The lease structure can be tailored to suit an incoming occupier's requirements, offering an excellent opportunity for businesses seeking high quality workshop, storage or light industrial accommodation in a well-located commercial setting close to the A9 Perth Bypass.

Business Rates

The subjects have a Rateable Value of £7,400 effective from 1 April 2026. It is likely an incoming tenant will benefit from 100% small business bonus relief.

Energy Performance Certificate

Available on request.

Legal Costs

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable.

Enquiries to:

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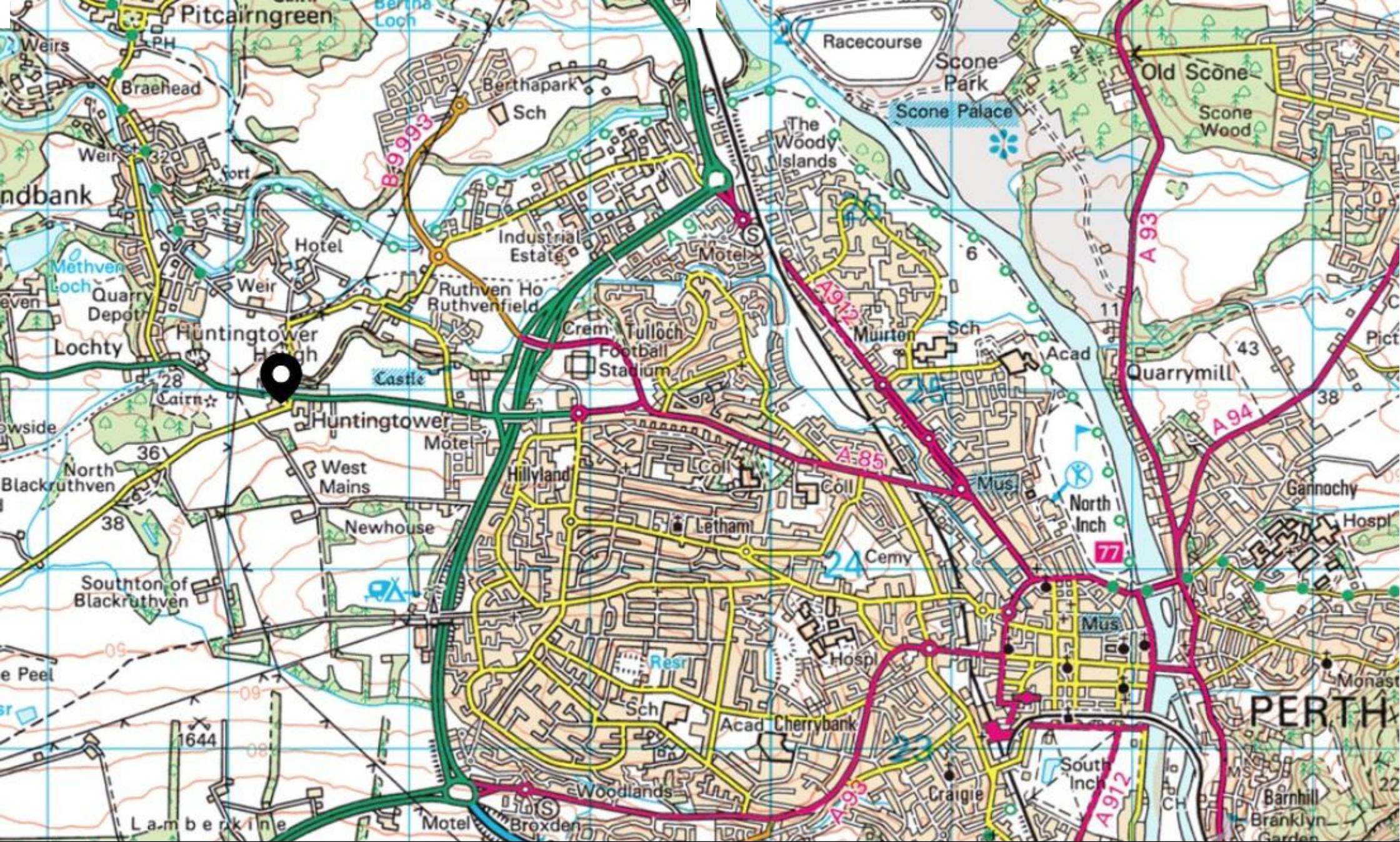
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Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the landlord and letting agents are required to carry out due diligence on any proposed tenant. Prospective tenants will be required to provide proof of identity and address, together with information regarding their business, prior to any transaction being completed.





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