



Available Q3, 2024

Mid Friarton Business Park, Perth, PH2 8EL
Workshop / Warehouse with Mezzanines

To Let
£14,000 pa

130 m²
(1,400 ft²)

SMART&CO.
surveyors & property consultants

Situation & Description

Geographically located in the centre of Scotland, the city of Perth is extremely well located and is connected to 90% of Scotland's population within just 90 minutes drivetime. With its immediate access to Scotland's national road network, airports and the city's rail links, Perth has quick and easy access to national markets and talent.

Mid Friarton Business Park is very well positioned for easy access to the city centre and the motorway network.

Accommodation

The units are being built to modern specification with high degrees of insulation, electric roller doors, 3-phase electricity, on-site parking and CCTV coverage.

The units provide 1,000 sqft at ground floor with 400 sqft at mezzanine level.

Planning

The units may be used for uses falling within Classes 4, 5 & 6 of the Use Class Order. Interested parties should satisfy themselves in this regard.

Rent / Terms

The units are available on flexible lease terms from 1 year +.

The quoting rental is £14,000 per annum – incentives available. Contact the leasing agents for more details.

Business Rates

The properties require to be assessed for Business Rates upon completion of the development. However, it is fully expected that they will fall below the threshold and so will qualify for 100% exemption from Business Rates. Interested parties require to satisfy themselves.

Service Charge

A small service charge is payable to cover communal costs such as insurance and maintenance. Further details available upon request.

Legal Costs

Each party will be responsible for their own legal costs with the incoming tenant responsible for any LBTT and registration dues.

VAT

The premises are elected for VAT, which will be charged on the rent and service charge.

Viewings / More Information

All enquiries to the letting agents:

Doug Smart

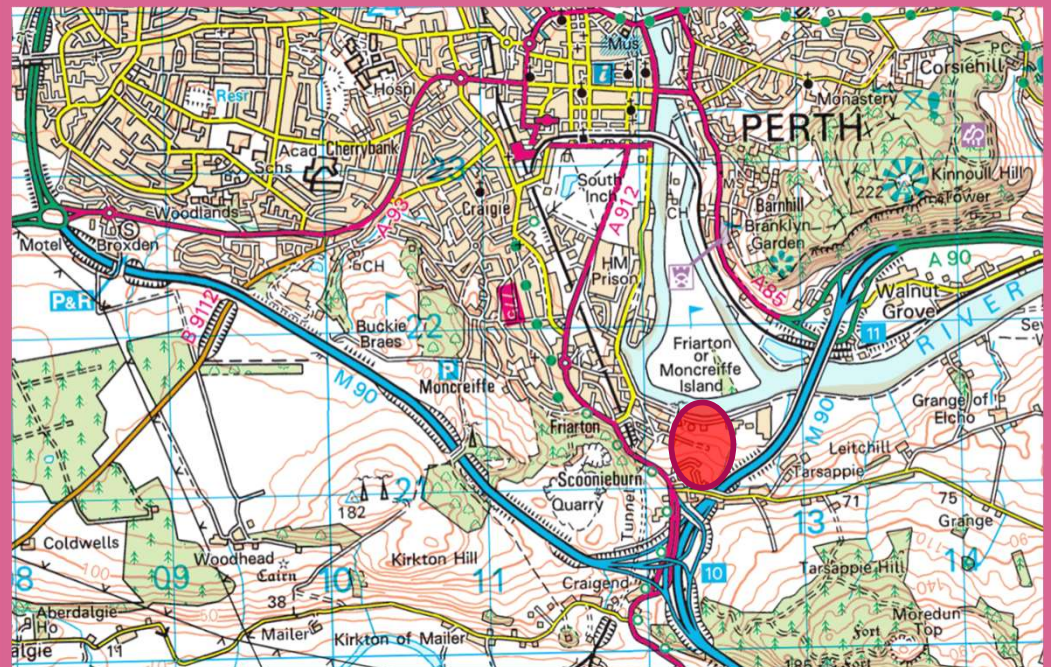
07850 517 323

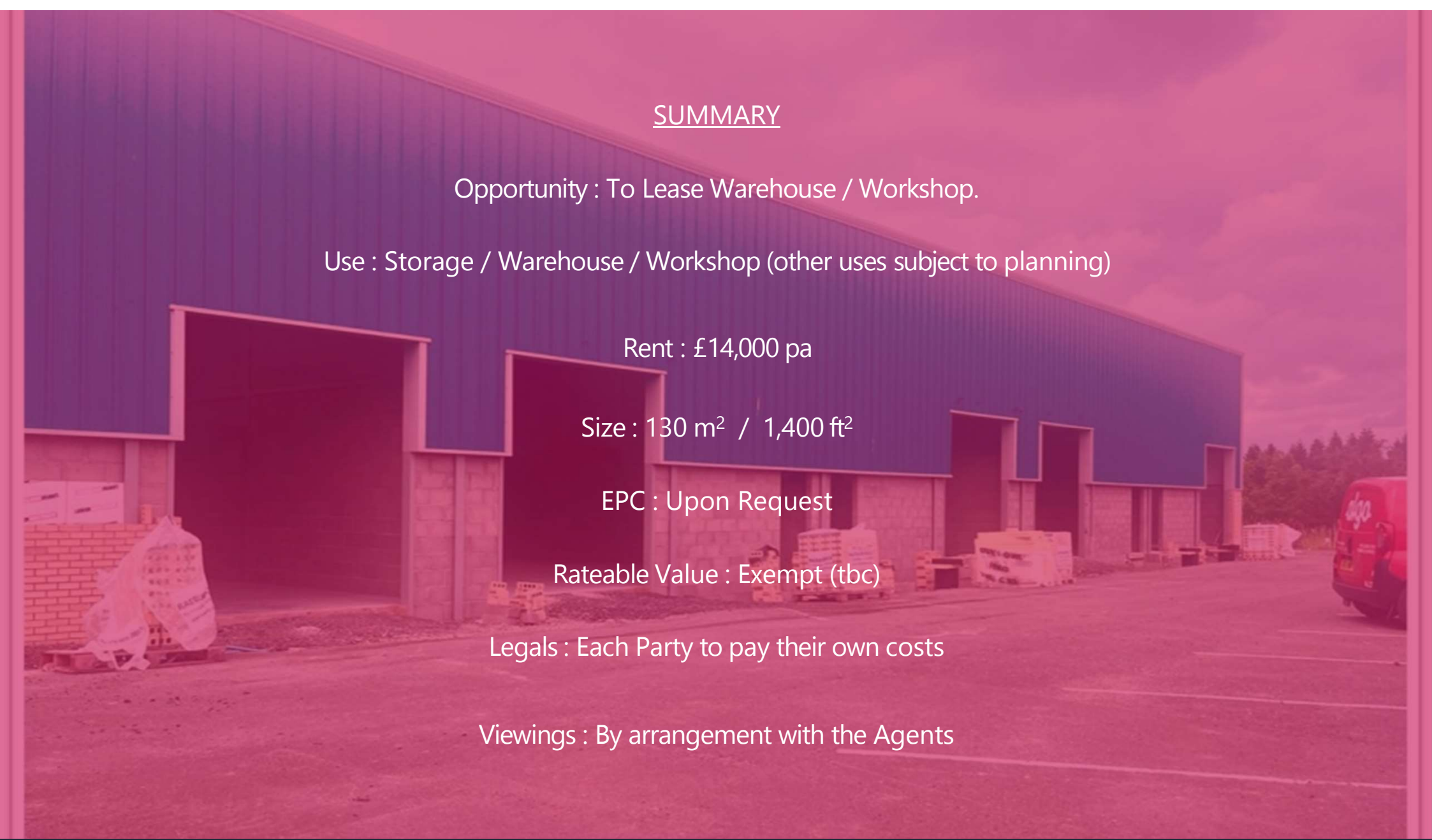
doug@smartandco.co.uk

Graeme Duncan.

07954 815 365

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SUMMARY

Opportunity : To Lease Warehouse / Workshop.

Use : Storage / Warehouse / Workshop (other uses subject to planning)

Rent : £14,000 pa

Size : 130 m² / 1,400 ft²

EPC : Upon Request

Rateable Value : Exempt (tbc)

Legals : Each Party to pay their own costs

Viewings : By arrangement with the Agents

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