

ARTIST IMPRESSION



To Let | Units 2&3, Shore Road, Perth, PH2 8BD

From 823 sq m to 3,075 sq m (8,859 to 33,100 sq ft)

- Secure yard space at rear of building(s)
- Well located with excellent transport links
- Units to be reclad
- Electric roller shutter doors
- High eaves height (7.1 metres)
- Available as a whole or sub-divided as required

Location

The property is located in Perth's Harbour area accessed from the Edinburgh Road which in turn provides access from the A90 and M90 trunk roads. This strategic position offers quick and easy access to both the city centre and the wider motorway network, ensuring excellent connectivity for logistics and commuter routes. The surrounding area is home to a diverse mix of commercial operators, contributing to a vibrant and well-established business environment.

Description

We are pleased to offer a substantial industrial/warehouse facility featuring a secure, private yard located to the rear of the premises. Constructed with steel frame and externally clad, the property is designed for functionality and ease of access, with multiple vehicle and pedestrian entry points.

The internal layout is open plan and rectangular, providing flexible space suitable for a wide range of business operations. WC and staff facilities are located within Unit C at present. Units will be available to lease either as a whole or individually following refurbishment.

Accommodation

We have measured the property to have a net internal area of approximately 3,075 sq (33,101 sq ft). Full breakdown of unit sizes as detailed below.

Description	Size Sq M	Size Sq Ft
Unit A	823.0	8,859
Unit B	823.0	8,859
Unit C	1,429	15,382
Total	3,075	33,100
Secure Yard	0.14 ha	0.34 acres

Lease Terms

The property is available to lease on flexible commercial terms, with lease duration and conditions open to negotiation to suit individual business needs. With rents starting from just £4 per sq ft, this opportunity offers exceptional value for businesses seeking cost-effective industrial or warehouse space in a busy commercial location.

VAT

All figures quoted are exclusive of VAT unless otherwise stated. Prospective tenants are advised to satisfy themselves independently regarding the applicability of VAT to this transaction.

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Business Rates

The property is currently listed in the Valuation Roll with a Rateable Value of £51,500.

Energy Performance Certificate

Provided on enquiry.

Legal Costs

Each party will be liable for their own legal costs incurred.

Enquiries to:

Graeme Duncan

t: 07954 815 365

e: graeme@smartandco.co.uk

Doug Smart

t: 07850 517 323

e: doug@smartandco.co.uk

Sam Duncan

e: sam@smartandco.co.uk

