



Unit 1, Grange Enterprise Park, Errol, PH2 7TB

Modern industrial unit with excellent access and 100% rates relief potential

To Let | £1,500 per month + vat | 286 sq m | 3,076 sq ft



Property Highlights

- ✓ Rental: £1,500 per month + VAT
- ✓ Industrial unit fully reclad with insulated roof
- ✓ Electric roller shutter door (approx. 5m wide x 4.5m high)
- ✓ Open-plan warehouse with good eaves height
- ✓ Secure premises with CCTV installed
- ✓ Internal office accommodation
- ✓ Additional storage room with fitted shelving
- ✓ Large concrete yard area available by separate negotiation
- ✓ Qualifies for Small Business Rates Relief (subject to occupier status – potentially 100% relief)

Location

The property is situated approximately midway between Perth and Dundee, a short distance from the A90 trunk road. The A90 provides excellent connectivity to Dundee, Edinburgh and Glasgow, all within approximately a one-hour drive.

The surrounding area is well established for commercial and industrial use, with the property located close to Errol Airfield.

Description

The subjects comprise a well-presented semi-detached industrial unit of steel frame construction, the roof being clad in insulated profile sheeting and a concrete floor.

The unit provides open-plan warehouse accommodation with good eaves height and vehicular access via a large electric roller shutter door.

Ancillary accommodation includes a private office, storage room and staff toilet. The property also benefits from LED lighting and a CCTV system. Externally, there is ample circulation space, with additional yard space available by separate negotiation.

Accommodation

The approximate gross internal floor area is as below:

| Floor | Sq M | Sq Ft |
|--------------|------|-------|
| Ground Floor | 286 | 3,076 |

Business Rates & Rates Payable (2026/27)

Rateable Value: £7,800. An incoming occupier may be eligible for up to 100% Small Business Bonus Scheme relief, subject to status.

Lease Terms

The rent is £1,500 per month. The property is VAT elected therefore VAT is payable in addition to the rent. The unit is available on flexible lease terms, with further details available on request.

EPC

Available on request.

Compliance

As per RICS and anti-money laundering requirements, the successful purchaser or tenant will be subject to identity and source-of-funds checks before legal documentation can proceed.

All Enquiries

Graeme Duncan
Smart & Co

☎ 01738 318100

✉ graeme@smartandco.co.uk





01738 318 100 | smartandco.co.uk

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. S1171