



Westfield Barn
Fully insulated industrial store
with lean-to store
Approx. 505 sq m (5,435 sq ft)

Large hardcored yard
Approx. 3,250 sq m (0.8 acres)
Outlined in blue

Westfield Barn, Perth Airfield, New Scone, PH2 6PL

Fully insulated industrial store with extra lean-to and extensive hardcored yard

To Let | Store approx. 505 sq m | Yard approx. 3,250 sq m (0.8 acres) | Rent on application



Property Highlights

- ✓ Fully insulated industrial store with adjoining lean-to accommodation
- ✓ Extending to approximately 505 sq m (5,435 sq ft)
- ✓ Extensive hardcored yard extending to approximately 3,250 sq m (0.8 acres)
- ✓ Two insulated, electrically operated roller shutter doors with integral pedestrian access doors
- ✓ Large open-plan storage area with good internal height
- ✓ LED lighting and rough-finished concrete floor
- ✓ Direct access to the A94, with convenient links to the Cross Tay Link Road and A9
- ✓ Suitable for storage, distribution, workshop and light industrial uses, subject to consent
- ✓ Rent on application
- ✓ 100% rates relief likely to be available

Location

Westfield Barn is situated at Perth Airport, New Scone, with direct access from the A94 between Scone and Balbeggie. The A94 provides convenient access to Perth and connects with the recently completed Cross Tay Link Road, providing a direct route to the A93 and A9 north of Inveralmond. The property is therefore well placed for occupiers serving Perth, wider Perthshire and central Scotland.

Description

The subjects comprise a fully insulated industrial store with adjoining lean-to accommodation, extending in total to approximately 505 sq m (5,435 sq ft).

Internally, the main store provides a large open-plan storage area with insulated wall and roof linings, exposed steel roof trusses, LED lighting and a rough-finished concrete floor. Access is provided by two insulated, electrically operated roller shutter doors, each incorporating an integral pedestrian access door.

The premises also benefit from an extensive hardcored yard extending to approximately 3,250 sq m (0.8 acres), providing generous loading, circulation and external storage space.

Business Rates & Rates Payable (2026/27)

Rateable Value: £6,300. The incoming occupier is likely to benefit from 100% small business rates relief.

Lease Terms

The property is available To Let on flexible lease terms for a period to be agreed with the rental on application depending on the configuration required.

EPC

Available on request.

Compliance

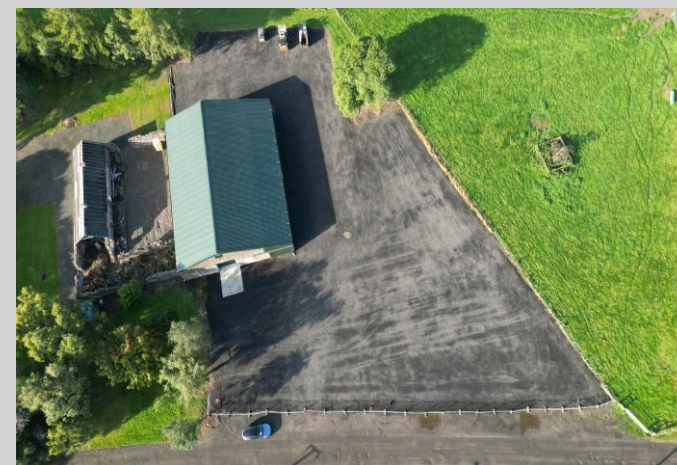
As per RICS and anti-money laundering requirements, the successful purchaser or tenant will be subject to identity and source-of-funds checks before legal documentation can proceed.

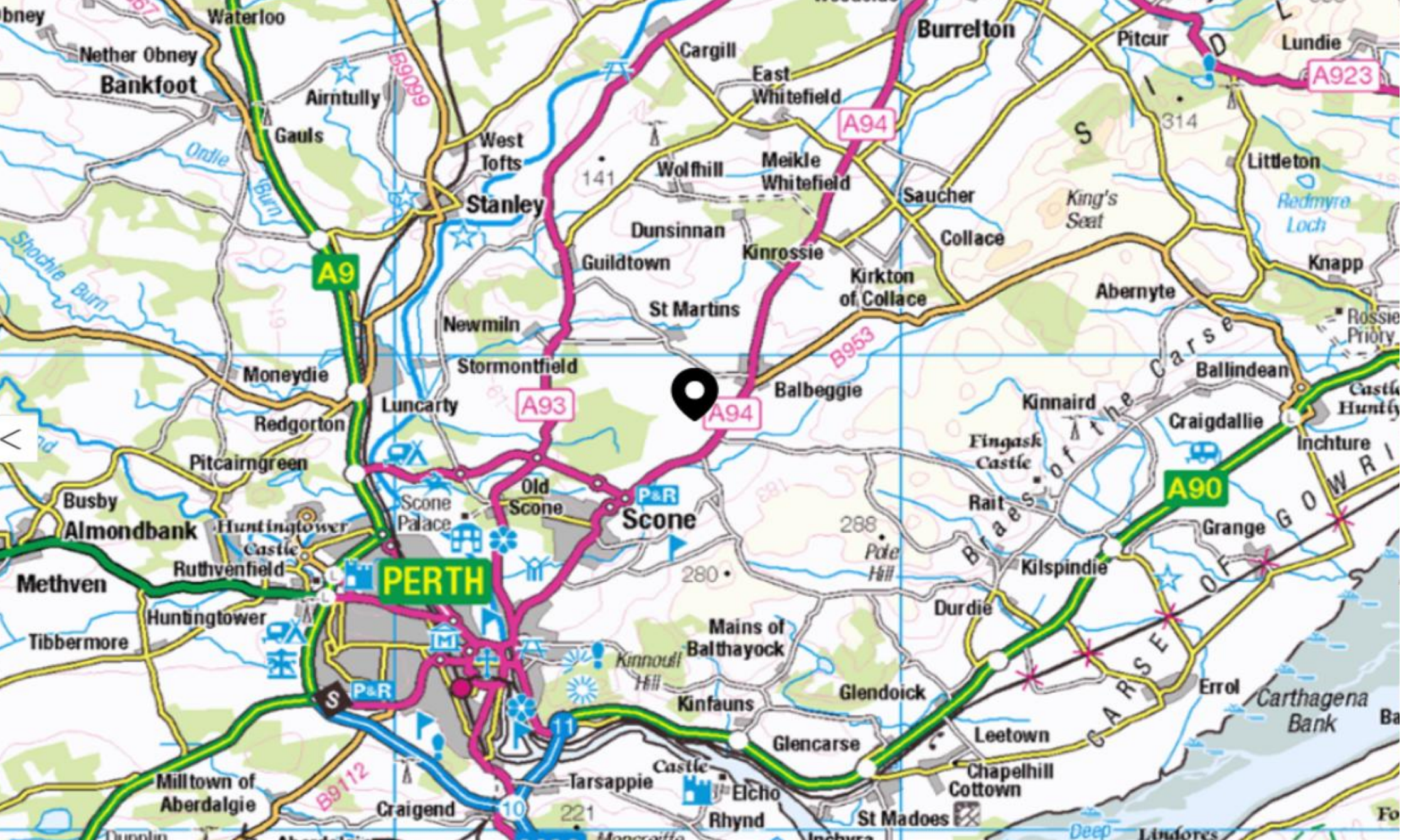
All Enquiries

Graeme Duncan

☎ 01738 318100

✉ graeme@smartandco.co.uk





01738 318 100 | smartandco.co.uk

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