

Units A, B, C
Can be Combined or Let
Individually
May Suit Various Uses



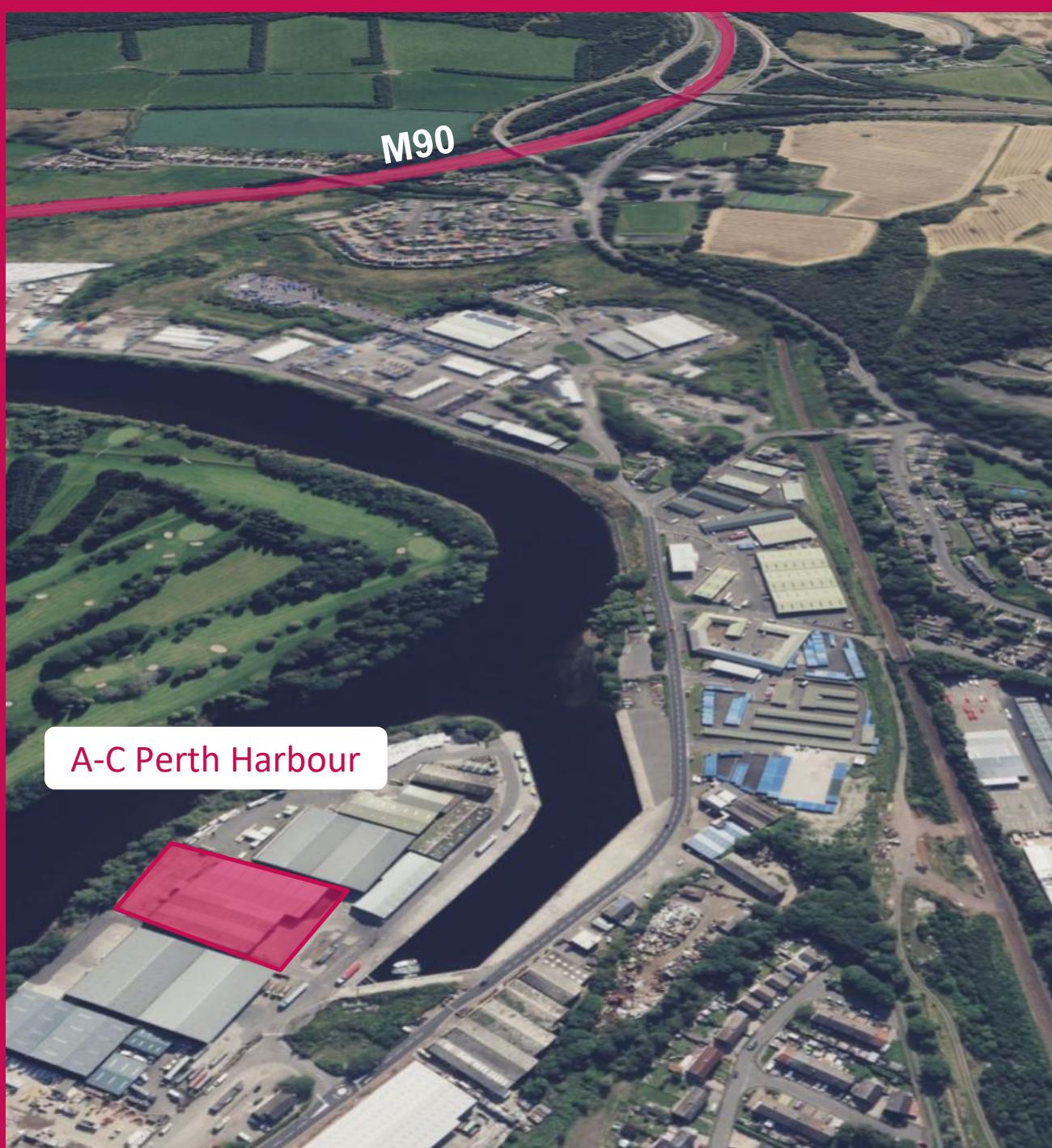
Units A-C, Perth Harbour, Perth, PH2 8BD

Large Warehouse Unit(s) – Can be Split or Combined
May Suit Other Uses

To Let

8,676 sqft –
32,690 sqft

SMART&CO.
surveyors & property consultants

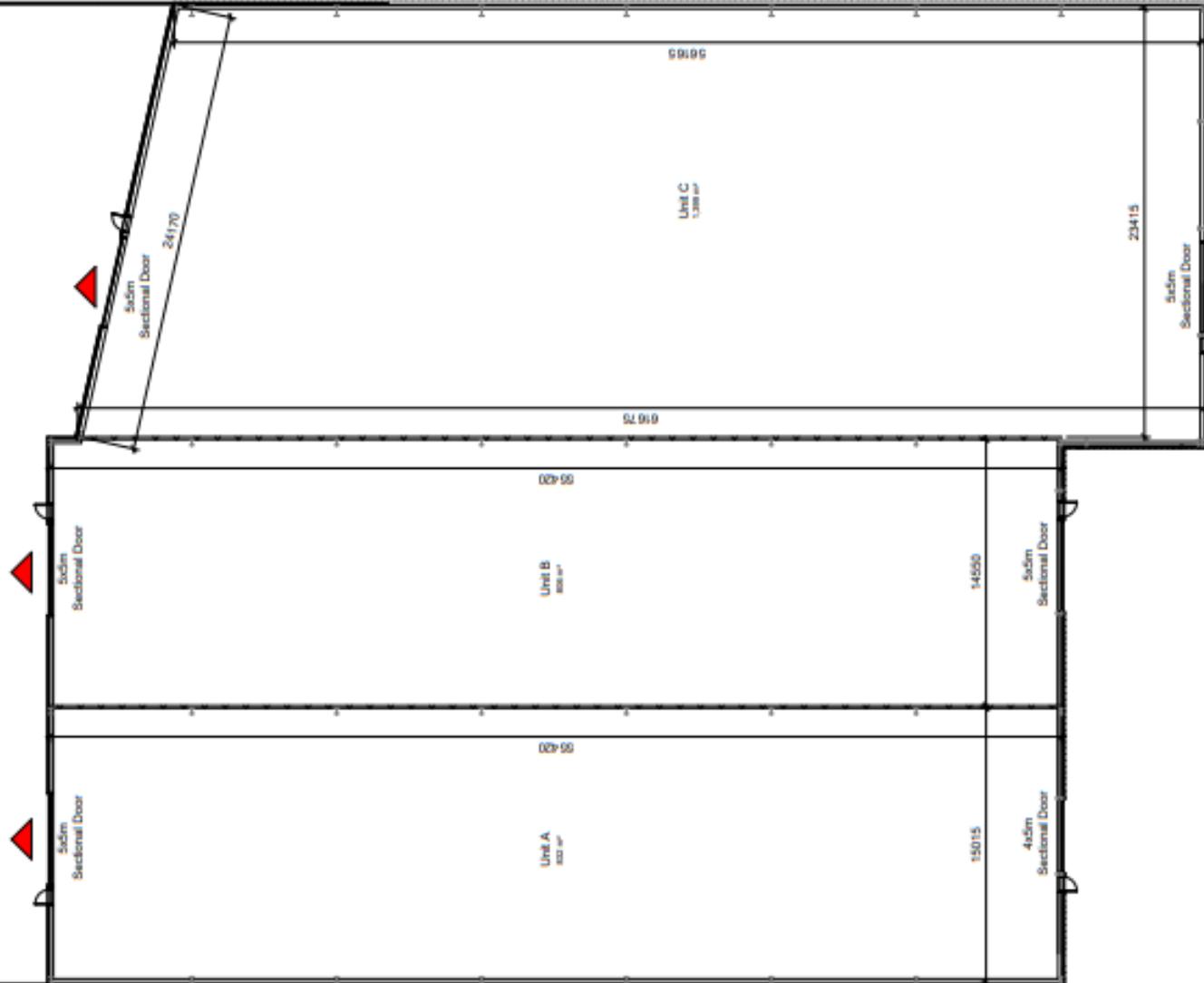


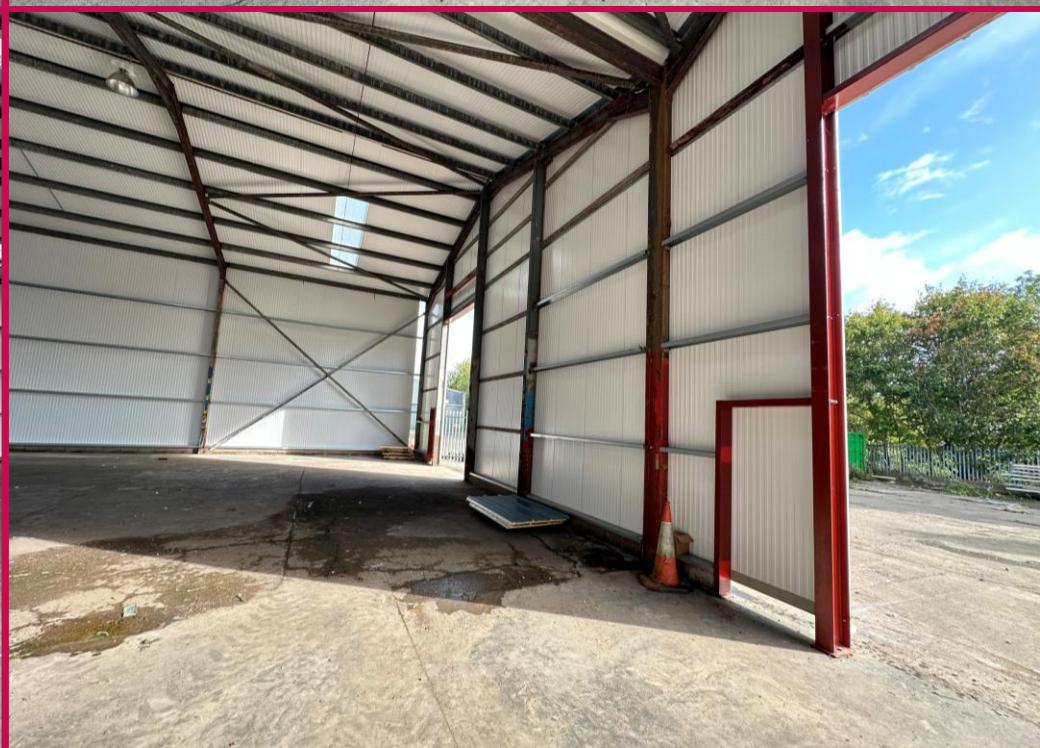
Available Soon...

Harbour Road Units

- 8,676 – 32,690 sqft
- Yard Space at rear
- Easy Access to M90
- Fully refurbished
- Electric roller doors
- 7.1m Eaves
- Part of an established business park

Rear Yard
Area





Situation & Description

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. The surrounding area is home to a diverse mix of commercial operators, contributing to a vibrant and well-established business environment.

Comprising a substantial industrial/warehouse facility, constructed of steel frame and externally clad, featuring a secure, private yard located to the rear of the premises, the property is designed for functionality and ease of access.

The internal layout is open plan and rectangular, providing flexible space suitable for a wide range of business operations. Units will be available to lease either as a whole or individually following refurbishment.

Accommodation

We understand the premises have a gross internal area of approx 3,075 sqm (33,101 sq ft). Full breakdown of unit sizes as detailed below.

Description	Sq M	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 quoting rents starting from just £5 per sq ft, this opportunity offers exceptional value for businesses seeking cost-effective industrial or warehouse space in a prime location.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

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.

Viewings / More Information

All enquiries to the sole agents:

Doug Smart

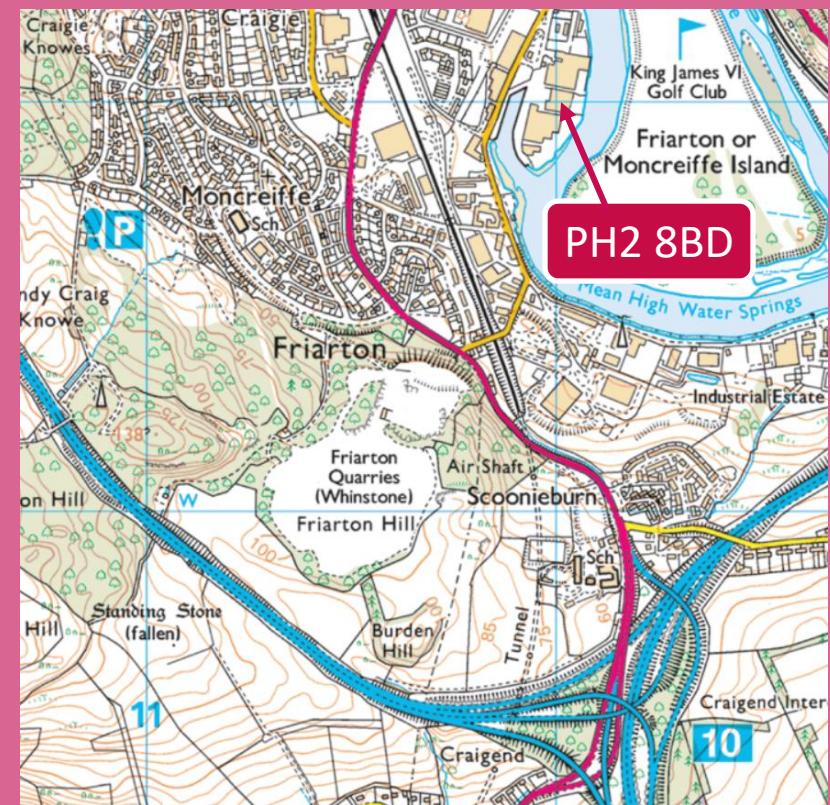
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SUMMARY

Opportunity : To Lease Part or Whole of Large Warehouse Premises (May Suit Other Uses).

Use : Warehousing / Workshop (other uses subject to planning)

Rent : On Application

Size : Negotiable

EPC : Upon Request

Rateable Value : TBA

Legals : Each Party to pay their own costs

Viewings : by arrangement with the Sole Agents

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