



Unit 7, Inveralmond Way, Inveralmond, Perth, PH1 3UQ

To Let

Flexible Industrial / Business Unit

155 sqm to 255 sq m (1,668–2,744 sq ft)

- Flexible workshop and office accommodation
- Excellent loading and on-site parking
- Prominent Inveralmond Industrial Estate location
- Potential to reconfigure to suit occupier requirements
- 100% rates relief available (subject to eligibility)
- Available August 2026

Location

Unit 7 occupies a prominent position within Inveralmond Industrial Estate, Perth's premier industrial location. The estate provides immediate access to the A9 and excellent road links to the M90, Dundee, Stirling, Edinburgh, Glasgow and Inverness. Nearby occupiers include McLeods, Wyllie Recycling, Eurocell, DAS Signs and Smith Services.

Description

The property comprises a modern end-terraced industrial unit with private parking and a flexible combination of workshop, warehouse and office accommodation. The ground floor provides workshop, storage, disabled WC and shower facilities, whilst the first floor provides office accommodation with kitchen and staff welfare facilities.

Accommodation

The property extends to approximately 255 sq m (2,744 sq ft) comprising 155 sq m (1,668 sq ft) at ground floor and 100 sq m (1,076 sq ft) at first floor. Existing office accommodation can be removed or reconfigured to create additional workshop space, allowing the layout to be tailored to occupier requirements.

Lease Terms

Rent negotiable depending on layout requirements.

VAT

All prices quoted are exclusive of VAT which may be payable.

Business Rates

The subject property has two entries in the Valuation Roll. The ground floor has a Rateable Value of £12,500 and the first floor has a Rateable Value of £10,600.

Energy Performance Certificate

Available on request.

Legal Costs

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

Enquiries to:

Graeme Duncan

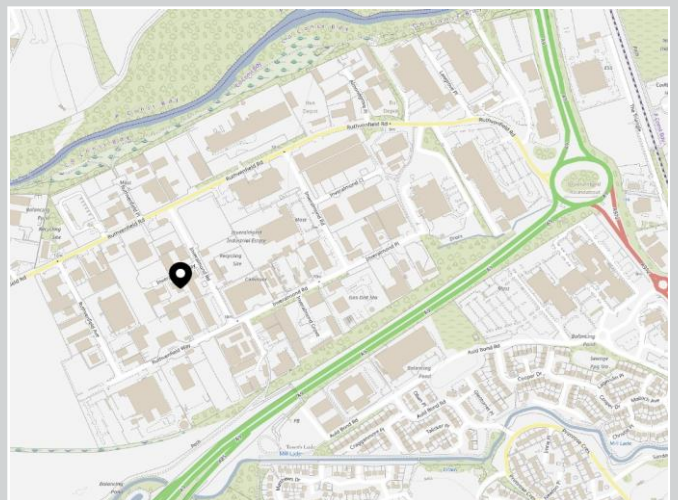
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