



Transport / Storage Yard, Broadleys Farm, Dunning, Perth PH2 0QX To Let

Yard - Suitable for variety of uses

- Yard extends to approx. 1,000 sq m (10,764 sq ft)
- Suitable for transport / outside storage uses
- Excellent transport links being located close to the A9 trunk road
- Private road leading into site
- Available for lease at a negotiable rent and lease length
- Potential for warehouse unit by separate negotiation

Location

The property is ideally located a short distance off the A9 at the Whitemoss Road junction, a short distance beyond the Aberuthven junction when travelling southwest. Access and egress can be taken from both directions of the A9.

The A9 connects the site to Scotland's main arterial road network (Aberdeen, Dundee, Inverness, Edinburgh and Glasgow) with 90% of the Scottish population within a 90-minute drive time.

Description

The subjects site comprises a compacted yard area suitable for lorry parking / external storage. In addition, there is a large insulated industrial unit with high eaves and electric roller shutter door that could be leased separately or in combination with the yard.

Size

We have measured the area of the site (hard standing area not including the access road) digitally using Promap to be approximately 1,000 sq m (10,764 sq ft).

The warehouse extends to approximately 550 sq m (5,921 sq ft).

Terms

Negotiable rent and lease terms on application.

VAT

There is no VAT payable on the rent.

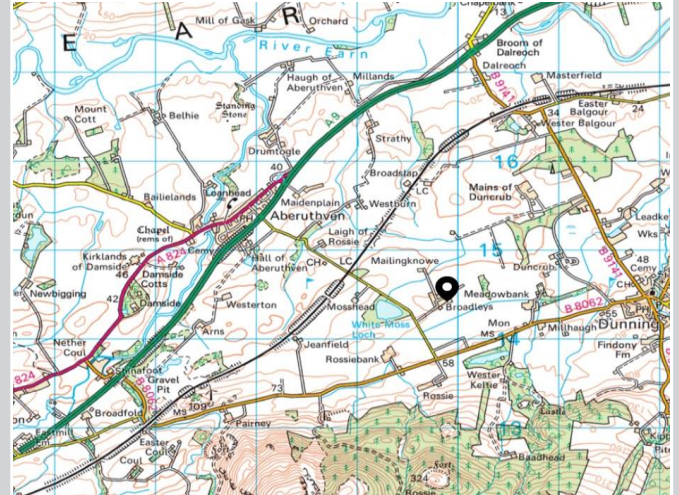
Legal Costs

Each party will be liable for their own legal costs incurred in any lease transaction.

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