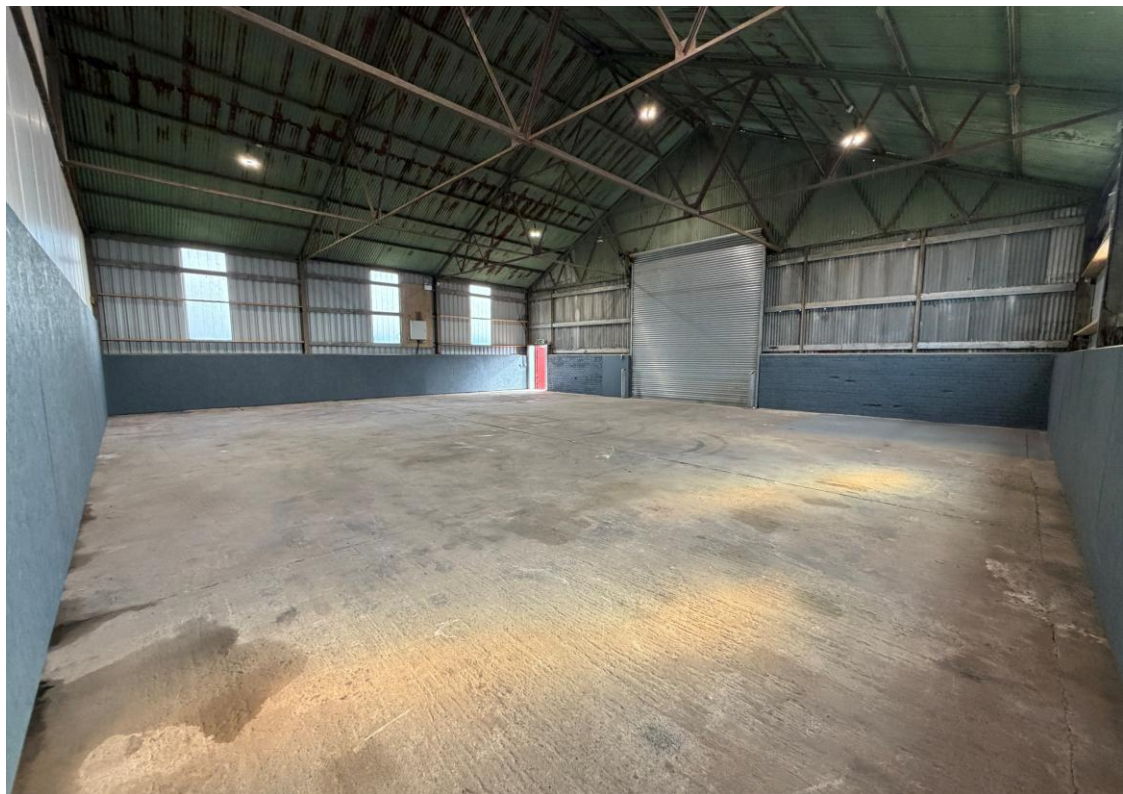




Unit 3, Grange Enterprise Park, Errol, PH2 7TB

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

To Let | Flexible unit and yard options available | Rent on application



Property Highlights

- ✓ Approx. 212.45 sq m (2,287 sq ft) industrial unit
- ✓ Rent on application
- ✓ Flexible options available – unit only or unit with extensive yard
- ✓ Large electrically operated roller shutter door
- ✓ Clear-span warehouse with good internal eaves height
- ✓ Concrete floor suitable for a wide range of industrial and storage uses
- ✓ Generous shared forecourt with extensive yard available by separate negotiation (up to approx. 1,360 sq m / 14,640 sq ft)
- ✓ Excellent access to the A90, providing convenient links to Perth, Dundee and beyond
- ✓ Suitable for storage, workshop, light industrial and trade counter uses (subject to planning)
- ✓ Potential for 100% Business Rates Relief, subject to occupier status

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 end terraced industrial unit of steel portal frame construction beneath a pitched roof clad in insulated profile metal sheeting with profile metal clad elevations. The unit

provides predominantly open-plan warehouse accommodation benefiting from a solid concrete floor, good internal eaves height and a large electrically operated roller shutter door, allowing excellent vehicular access for loading and unloading. Externally, the property benefits from a generous concrete forecourt, with the option of leasing an extensive secure yard extending to approximately 1,360 sq m (14,640 sq ft) by separate negotiation. The property is suitable for a variety of industrial, storage and distribution uses, subject to the necessary consents.

Business Rates & Rates Payable (2026/27)

Rateable Value: £6,200.

Lease Terms

The property is available To Let on flexible lease terms for a period to be agreed. The unit can be leased either on its own or together with the adjoining yard, with rent available 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.

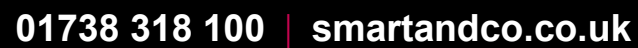
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