



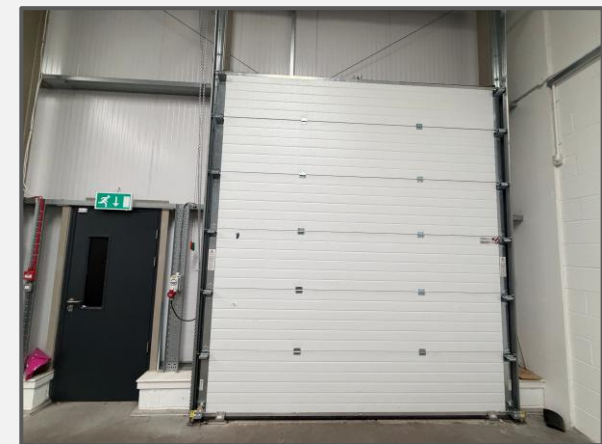
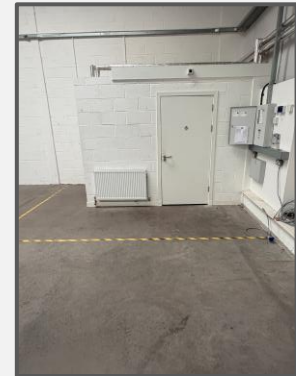
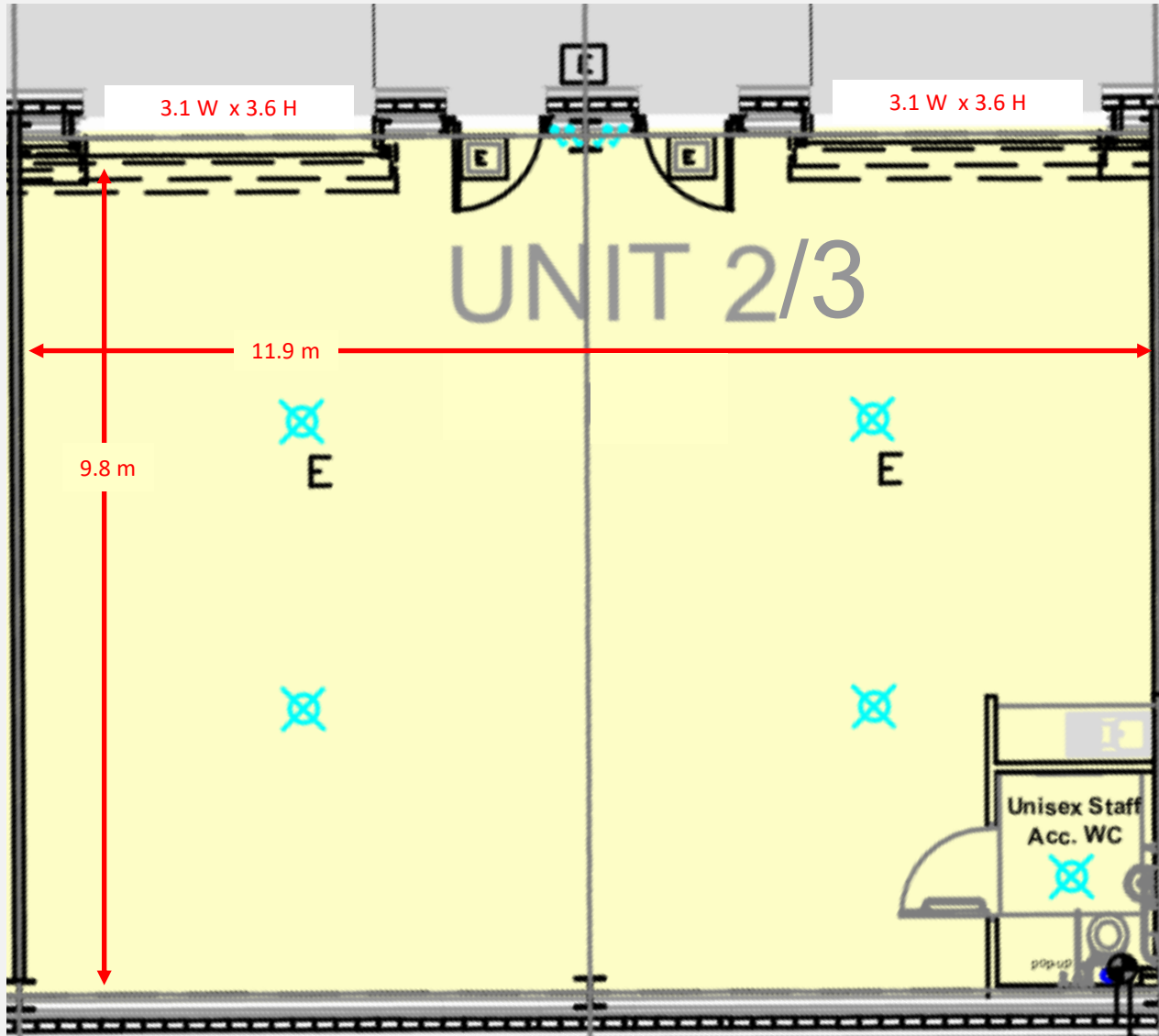
U2/3, Beech House, Ruthvenfield Av, Perth, PH1 2JY

To Let

116 m²
(1,252 ft²)

Modern Double Workshop / Warehouse

SMART&CO.
surveyors & property consultants



Situation & Description

Geographically located in the centre of Scotland, the city of Perth is extremely well located and is connected to 90% of Scotland's population within just 90 minutes drivetime. With its immediate access to Scotland's national road network, airports and the city's rail links, Perth has quick and easy access to national markets and talent.

Beech House sits at the southern side of Inveralmond Industrial Estate - Perth's prime industrial area and is situated strategically close to the A9, providing easy access to the rest of Scotland. Nearby occupiers include Quinn Global, SSE, Realise Energy Services. The resident population of Perth is around 47,000 and the wider Perth & Kinross Area is 151,950.

Accommodation

Unit 2/3 is prominently positioned within "Beech House" with easy access to / from Ruthvenfield Avenue. Beech House is a modern terrace of high-quality industrial units which all benefit from heating (by way of onsite biomass plant), high quality insulation and a secure yard. The premises also has wc and teaprep area.

We have calculated the gross internal area to be 116 m² (1,252 ft²)

Rent / Terms

The property is available for lease on terms and for a duration to be agreed. Interested parties should contact the sole letting agents to discuss their interests.

Business Rates

The property is entered in the Valuation Roll with a Rateable Value of £9,514 so should qualify for 100% exemption from Business Rates – interested parties should satisfy themselves on this.

Service Charge

A small service charge is payable to cover communal costs such as landscape maintenance. Further details available upon request.

Legal Costs

Each party will be responsible for their own legal costs with the incoming tenant responsible for any LBTT and registration dues.

VAT

The premises are elected for VAT, which will be charged on the rent and service charge.

Viewings / More Information

All enquiries to the sole agents:

Doug Smart

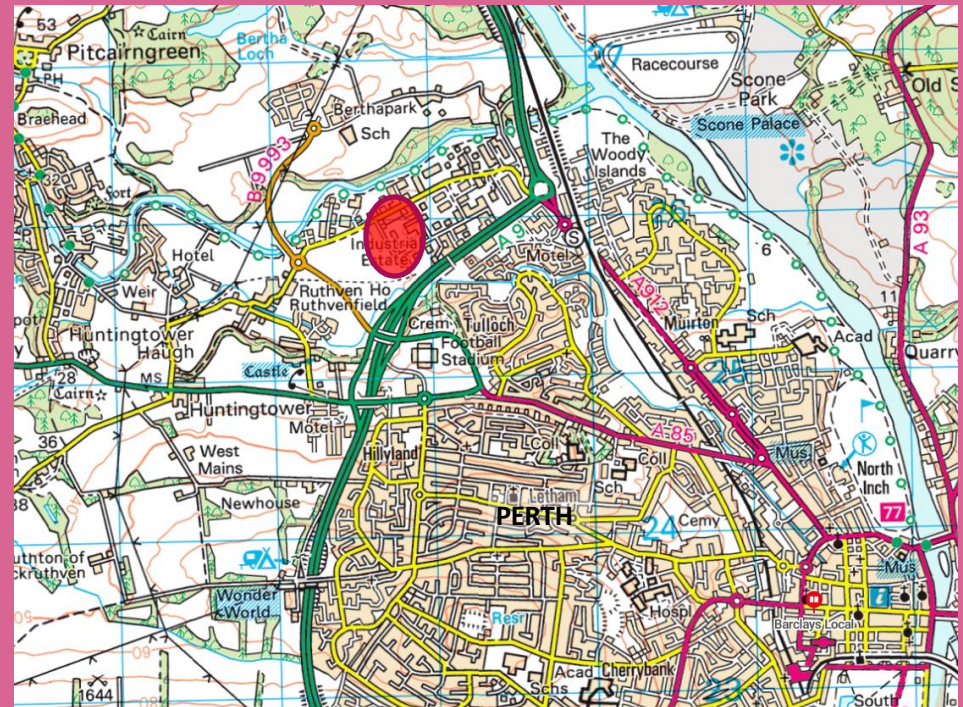
07850 517 323

doug@smartandco.co.uk

Graeme Duncan.

07954 815 365

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SUMMARY

Opportunity : To Lease Warehouse / Workshop.

Use : Storage / Warehouse / Workshop (other uses subject to planning)

Rent : On Application

Size : 116 m² / 1,252 ft²

EPC : Upon Request

Rateable Value : £9,514

Legals : Each Party to pay their own costs

Viewings : By arrangement with the Sole Agents