



Unit 18 & 19, Ladeside Business Park, Perth, PH1 5RY

To Let

Industrial / Workshop Unit – Potential for Gym or Alternative Uses, Subject to Consent
210.90 sq m (2,270 sq ft)

- Flexible self-contained industrial, workshop or storage premises with potential for gym or other alternative uses, subject to consent
- Extending to approximately 210.90 sq m (2,270 sq ft)
- Three vehicle-access roller shutter doors
- Separate pedestrian access, private parking, mezzanine storage, office, kitchen and WC facilities
- Established commercial location within Ladeside Business Park
- Asking rent: £1,700 per month exclusive of VAT

Location

The subjects are situated within Ladeside Business Park, off St Catherine's Road, immediately north of Perth city centre. The property is close to Dunkeld Road and benefits from convenient access to the A9, A85 and M90. The city centre, St Catherine's Retail Park and a range of trade, retail and leisure facilities are nearby.

Description

The subjects comprise two adjoining industrial units, combined to provide flexible workshop, storage and office accommodation. The property benefits from two vehicle-access roller shutter doors, together with separate pedestrian access. Internally, the accommodation includes open-plan workshop areas, a private office, WC facilities and useful mezzanine storage. The unit extends to approximately 210.90 sq m (2,270 sq ft) and would suit a range of workshop, light industrial, trade counter or storage uses. Alternative uses, including gym, fitness or leisure purposes, may also be suitable, reflecting other occupiers within Ladeside Business Park, subject to obtaining any necessary consents.

Accommodation

The property has a gross internal area of approximately 210.90 sq m (2,270 sq ft).

Terms

Our client is seeking a rental of £1,700 per month on a licence type agreement for a negotiable period. All prices are quoted exclusive of VAT.

Business Rates

The subjects are entered separately in the Valuation Roll, with Unit 18 having a Rateable Value of £7,300 and Unit 19 has a Rateable Value of £6,400, both effective from 1 April 2026. An incoming occupier may qualify for rates relief under the Small Business Bonus Scheme, subject to their individual circumstances and the relevant eligibility criteria. Interested parties should make their own enquiries with Perth & Kinross Council.

Energy Performance Certificate

Available on request.

Legal Costs

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

Enquiries to:

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Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

