



Inveralmond Place, Perth, PH1 3TS

To Let

2,020 m² / 21,749 ft²

Extensive Adjoining Warehouses with Quality Offices and Large Yard

(Can be Combined)

SMART&CO.
surveyors & property consultants



Inveralmond Place, Perth

- ✓ Large Secure Yard
- ✓ Quality Office Fitout (Unit 1)
- ✓ Biomass Heating System
- ✓ Interlinked Warehouses
- ✓ Building May Be Combined
- ✓ Quality Mezzanines Installed in Most Units





Unit 1
Offices & Warehouse





Unit 2
Warehouse + Offices





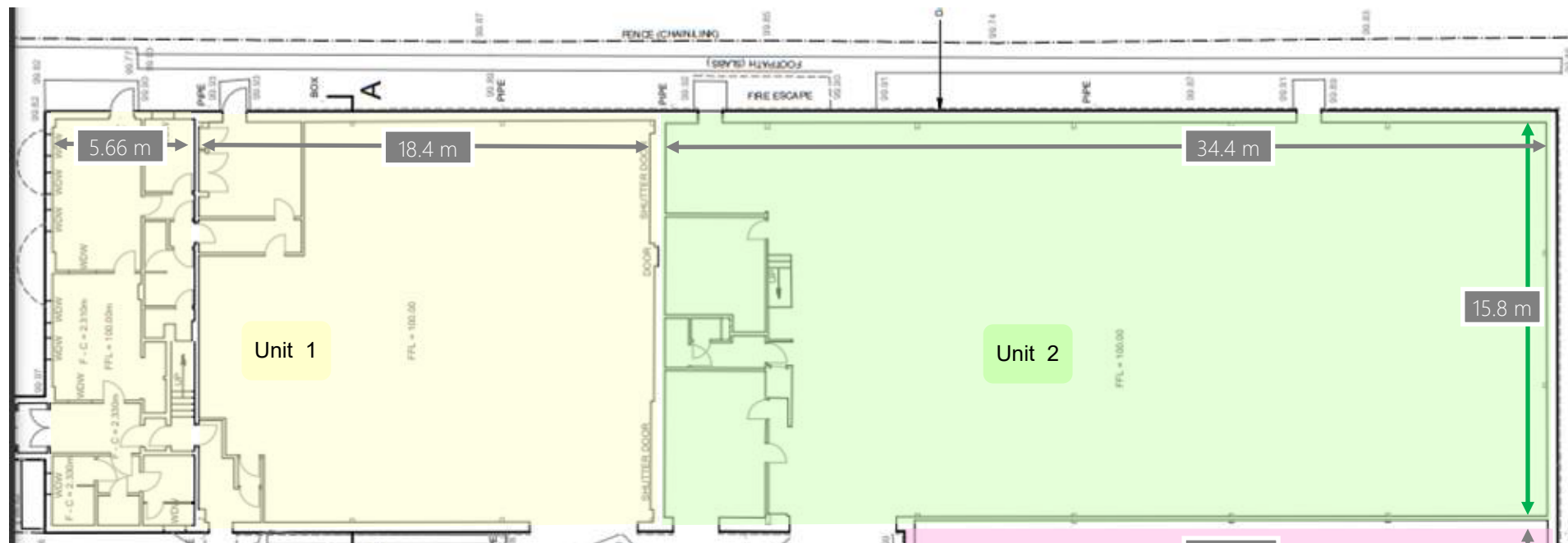
Unit 3
Warehouse + Mezz





Unit 4
Warehouse + Mezz





Architectural floor plan of the second floor. The plan is divided into two main units: Unit 3 (pink) and Unit 4 (light blue). Unit 3 is located in the upper portion and has a width of 25.3 m. Unit 4 is located in the lower portion and has a height of 14.8 m. The overall height of the floor is 14.8 m. The plan includes several rooms, corridors, and a central staircase area marked with a cross. FFL (Finished Floor Level) elevations are indicated: 100.00, 102.24, and 103.43. A north arrow is located in the top right corner.

Reference	M ²	Ft ²	Comment
Unit 1	291	3,129	+ Offices (1,787 ft ²)
Unit 2	544	5,850	+ First Floor Offices (443 ft ²)
Unit 3	374	4,030	+ Mezzanine (292 ft ²)
Unit 4	374	4,030	+ Mezzanines (2,188 ft ²)
TOTALS	1,583 m²	17,039 ft²	+ Mezz 2,923 ft² + Offices 1,787 ft²

Situation

Geographically located in the centre of Scotland, the City of Perth benefits from its wealth of historical, cultural & natural attractions combined with excellent connectivity to the rest of the Country (90% of Scotland's population within 90 minutes drivetime).

The premises are situated in Perth's prime industrial area of Inveralmond, with excellent connectivity to the A9 close to Inveralmond Roundabout. Nearby occupiers include: Innis & Gunn brewery, Johnsons Workwear, Menzies Distribution, The Burning Question and Parcellforce Worldwide.

Description

The property comprises three adjoining warehouses of steel portal frame construction arranged in an L-shape configuration.

The front-most facing element of Unit 1 accommodates offices including reception and WC's over two floors.

The warehouses provide good eaves height of approx. 5 m (7 m to underside of the ridge) Access to the warehouses is provided by electrically operated steel roller shutter doors measuring 4.4m wide x 4m high.

Lease Terms

The property is available to lease for a duration to be agreed. Quoting terms upon request.

Business Rates

The property is currently entered in the valuation roll under two entries with a combined Ratable Value of £105,500.

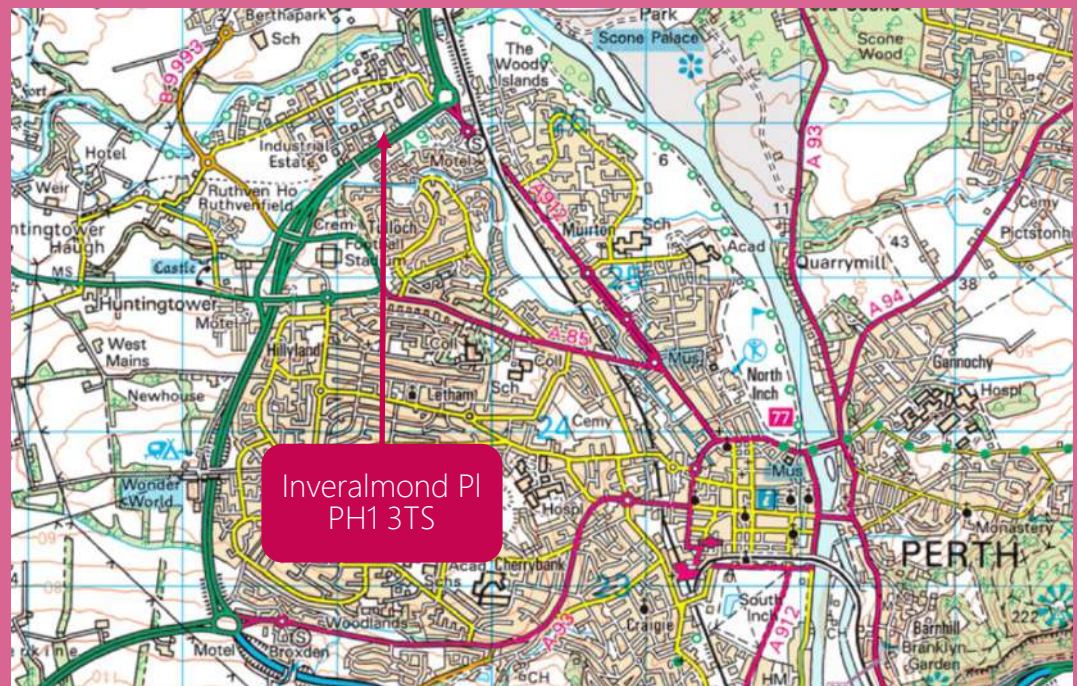
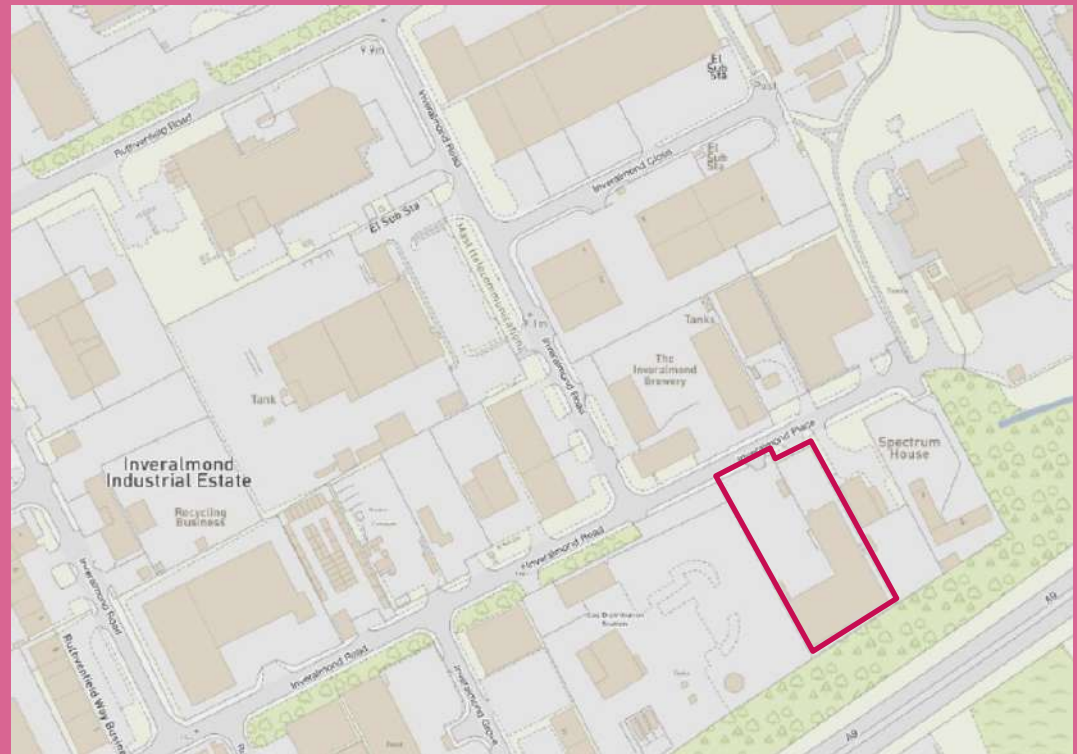
Legal Costs

Each party will be responsible for their own legal costs with the purchaser being responsible for LBTT and registration dues.

Viewings / More Information

All enquiries to the sole agents:

Doug Smart	Graeme Duncan.
07850 517 323	07954 815 365
doug@smartandco.co.uk	graeme@smartandco.co.uk



Specification : Four Adjoining Warehouses + Quality Offices & Staff Areas

Potential : Available Individually or As a Whole

Lease Terms : Available Upon Request.

Size : 2,020 m² (21,749 ft²) incl Offices & Mezzanines + Large Secure Yard

EPC : Available Upon Request

Rateable Value : £105,500

Legals : Each Party to pay their own costs

Viewings by arrangement with the Sole Agent - doug@smartandco.co.uk / 07850 517 323

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