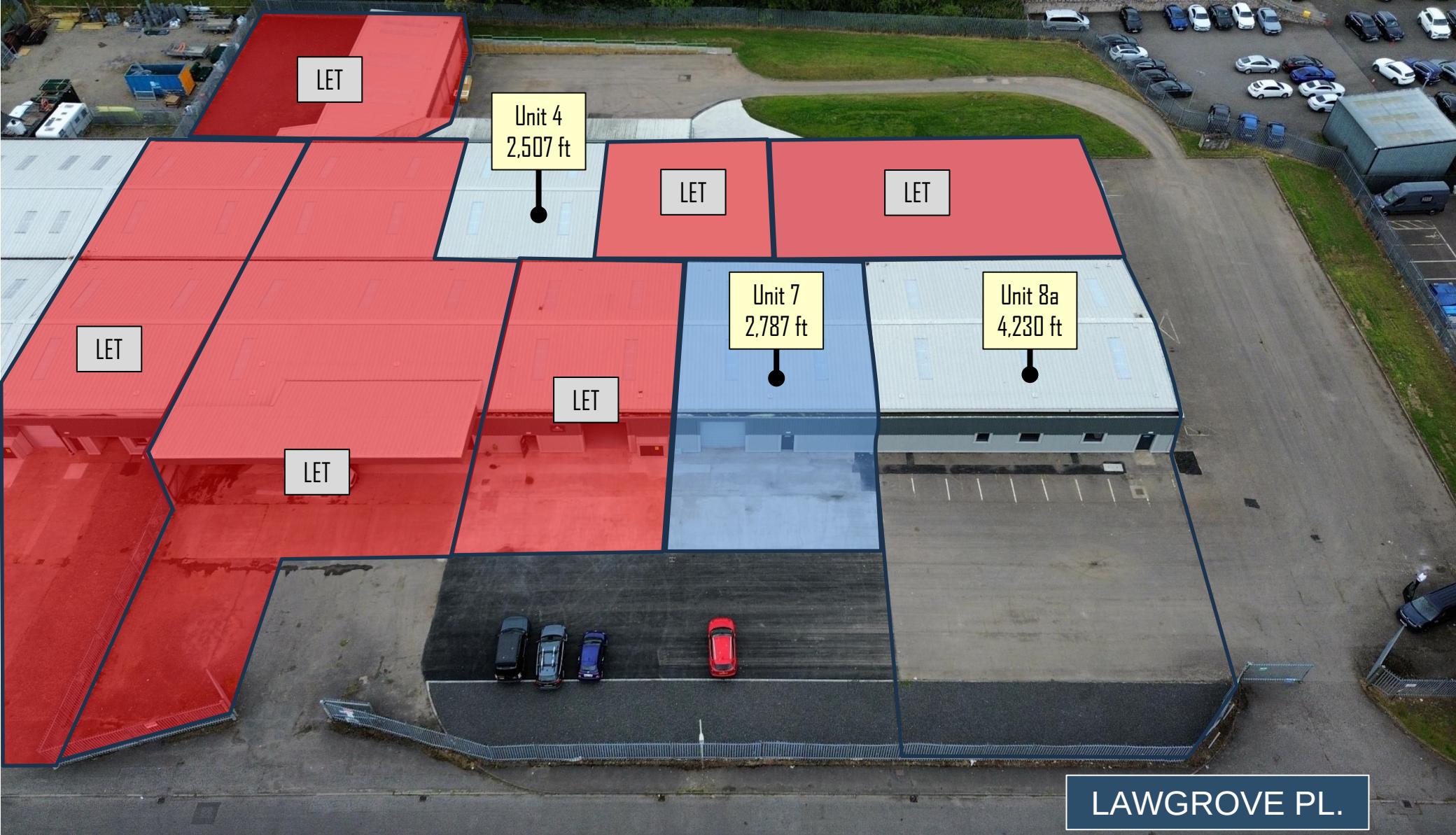


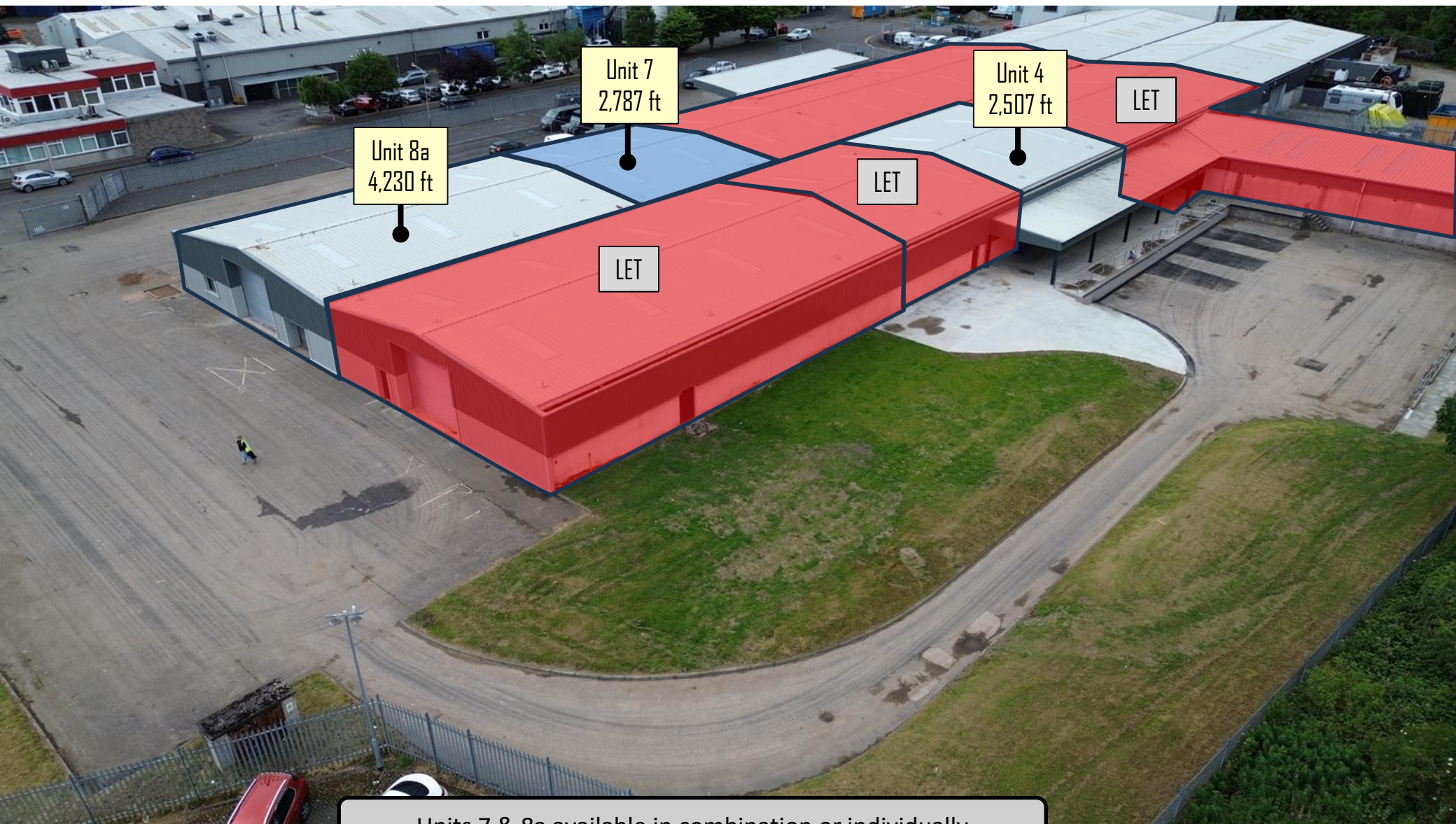


Lawgrove Place, Inveralmond, Perth, PH1 3ED
Warehouses / Workshops – May Suit Other Uses

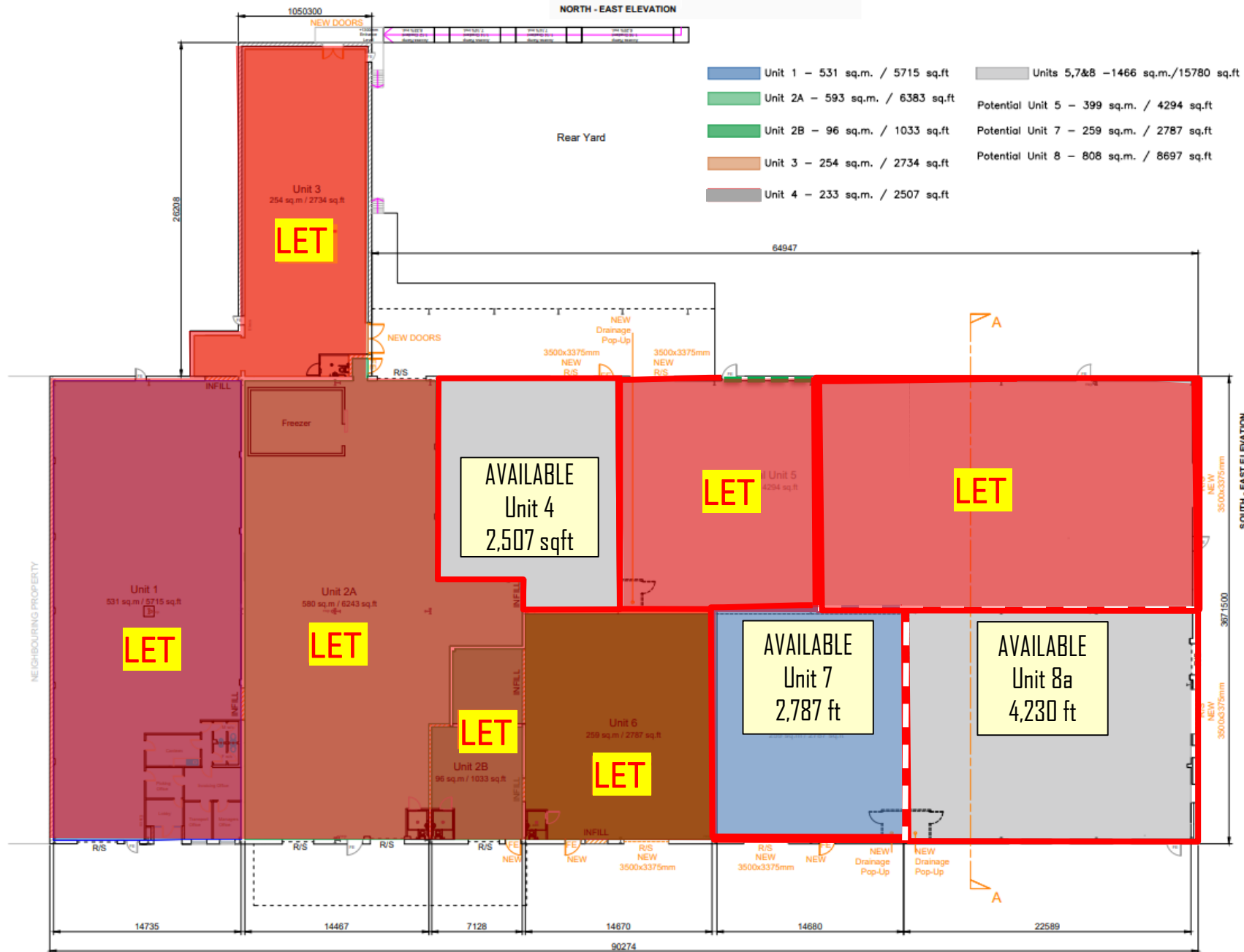
To Let

2,507 ft²
- 7,017 ft²
Available

SMART&CO.
surveyors & property consultants



Units 7 & 8a available in combination or individually



FLOOR PLAN AS PROPOSED
Scale 1:100

Units 7 & 8a available in combination or individually

Do not scale from this drawing.
All dimensions are to be checked on site.

Works to be carried out in accordance with the bye-laws and regulations of Local Authorities and Statutory Undertakers.



Location Plan - Scale 1:1250

Rev.	Amendment	Date
Drawing type: Building Warrant		

This is a true copy of the drawing referred to in the Application.

DATED:

SIGNED:

Client:

Project: Lawgrove place, Perth
Inverlomond Industrial Estate

Title: Floor Plan as Proposed

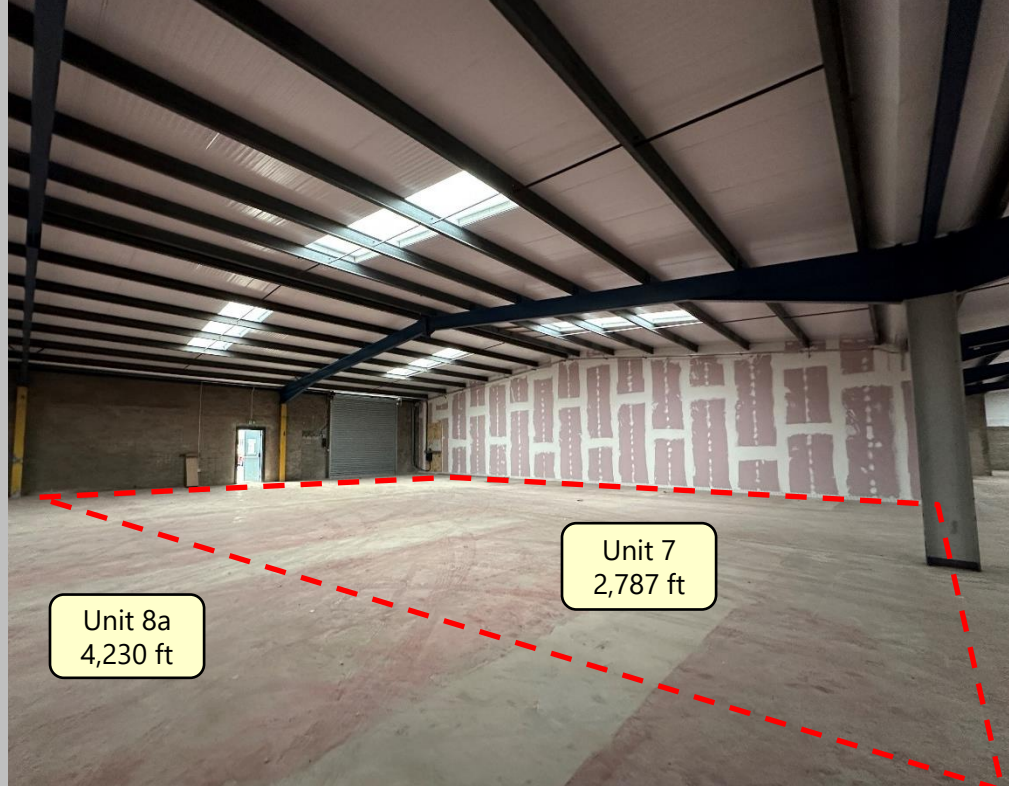
Drawn: PV	Date: Jan 24
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Scale: 1:1000 A0	Checked:
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Drawing no: 2414-PR-FP	Rev.
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ROSS MOORE

95 West Regent Street: Glasgow G2 2BA
tel: 0141 332 2202 fax: 0141 332 2150

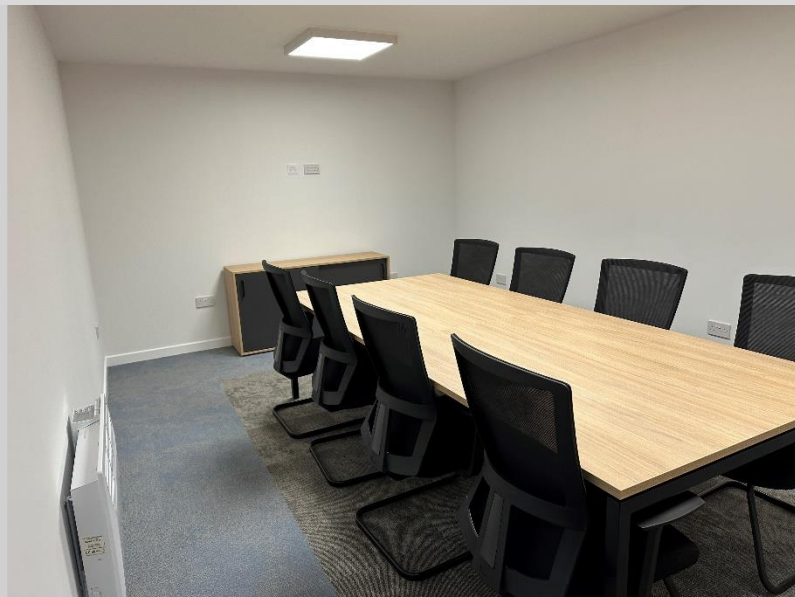


Example fit out by tenants





Example fit out by tenants





Example fit out by tenants





BERTHA PARK

**INVERALMOND
INDUSTRIAL ESTATE**

**LAWGROVE
PLACE**

**RUTHVENFIELD
ROAD**

**INVERALMOND RETAIL
PARK**

**A9 NORTH
TO
INVERNESS**

**A9 SOUTH TO
STIRLING /
EDINBURGH**

**INVERALMOND
ROUNDBOUT**

2,507 ft² - 7,017 ft²

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 it's 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.

Lawgrove Place is ideally located within 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 M&S Food, Costa, Nandos, Aldi, Screwfix, Toolstation. The resident population of Perth is around 47,000 and the wider Perth & Kinross Area is 151,950.

Accommodation

The remaining available units are summarised as follows:

Unit	SqM	SqFt	Comments
4	233	2,507	Rear situation with canopy-covered loading area.
7	259	2,787	Front Facing with yard. May be combined U8a
8a	393	4,230	Gable end with max height roller door loading. (May be combined with U7)

Rent / Terms

The units are available for lease either individually or in combination on terms and for a duration to be agreed. Interested parties should contact the sole letting agents to discuss their interests.

Planning / Use

A variety of uses are anticipated in the property. Other uses in the vicinity include retail / trade-counter, showrooms, gym / leisure and offices.

Service Charge

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

Business Rates

The property requires to be assessed for Rates on completion of all works.

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

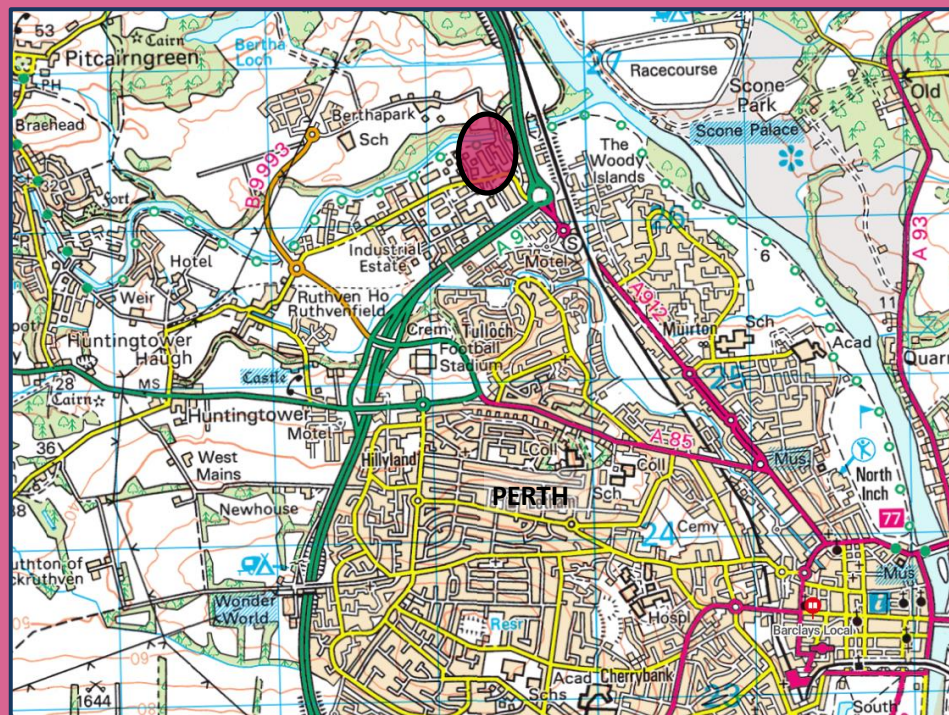
07850 517 323

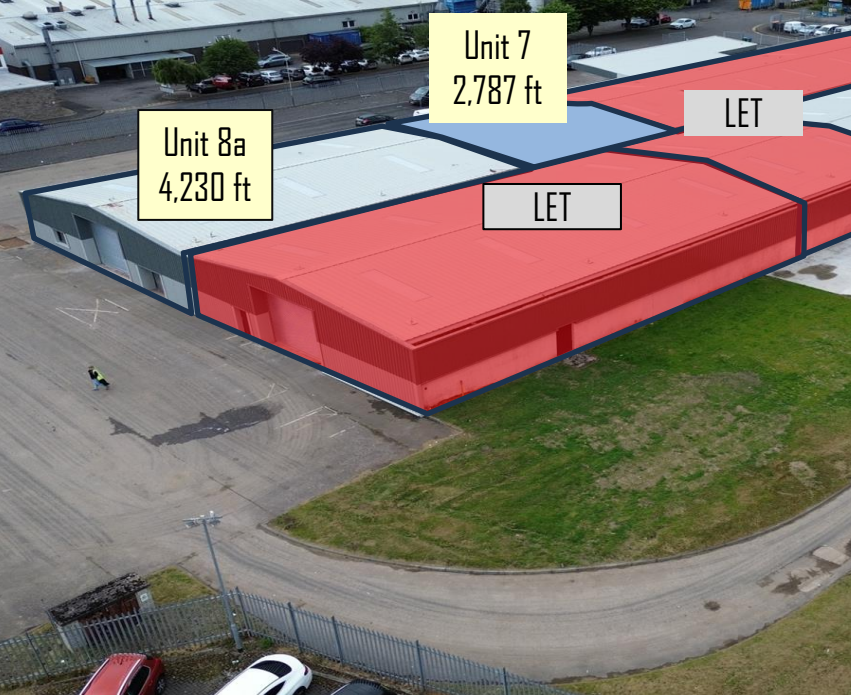
doug@smartandco.co.uk

Graeme Duncan.

07954 815 365

graeme@smartandco.co.uk







SUMMARY

Opportunity : To Lease Warehouse / Workshop (May Suit Other Uses).

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

Rent : On Application

Size : 2,507 to 7,017 ft²

EPC : Upon Request

Rateable Value : TBA

Legals : Each Party to pay their own costs

Viewings : by arrangement with the Sole Agents

01738 318 100 | smartandco.co.uk |

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.

SMART&CO.
surveyors & property consultants