



Industrial Unit, Broadwell Farm, Abernethy, PH2 9LR

To Let

Industrial Unit + Yard

- Approx. 7,000 sq ft (650 sq m) GIA
- 6.5m eaves height
- Steel portal frame with insulated walls and roof
- Concrete floor throughout
- Large vehicle access door (approx. 4.5m x 4.5m)
- Excellent road links to M90, Perth, and the central belt
- Expansive external yard / hardstanding
- Peaceful rural setting with open outlook
- £2,000 per month + vat

Location

Extending to approximately 7,000 sq ft, this substantial industrial unit occupies a prominent roadside position on the approach to Abernethy, enjoying excellent access to the M90 motorway and the wider Scottish road network.

Description

The building is of steel portal frame construction with a minimum eaves height of 6.5 metres, providing generous internal clearance for a range of industrial, storage or distribution uses. The unit benefits from a concrete floor and insulated cladding to the walls and roof, ensuring durability and thermal efficiency.

A double insulated sliding door (approx. 4.5m x 4.5m) provides convenient access for vehicles and deliveries, while a large, dedicated yard area offers ample external storage and circulation space. There is currently no toilet facility within the unit.

Size

The property extends to approximately 650 sq m (7,000 sq ft) of gross internal area.

Terms

Available To Let at an annual rent of £24,000, equating to just £2,000 per calendar month.

VAT

The property is VAT elected therefore vat is payable over and above the rent.

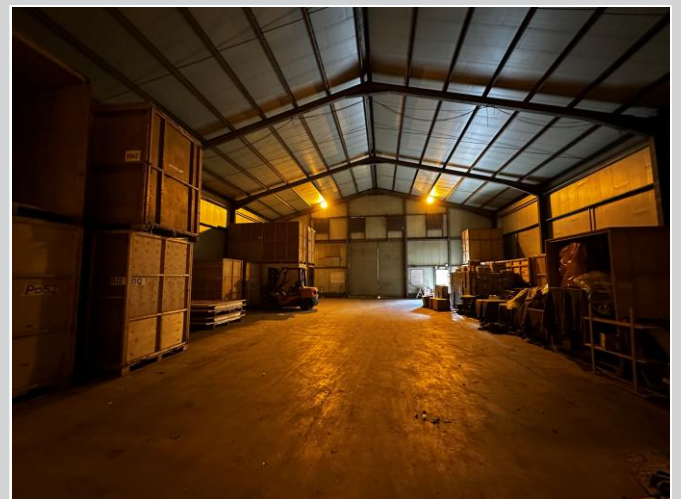
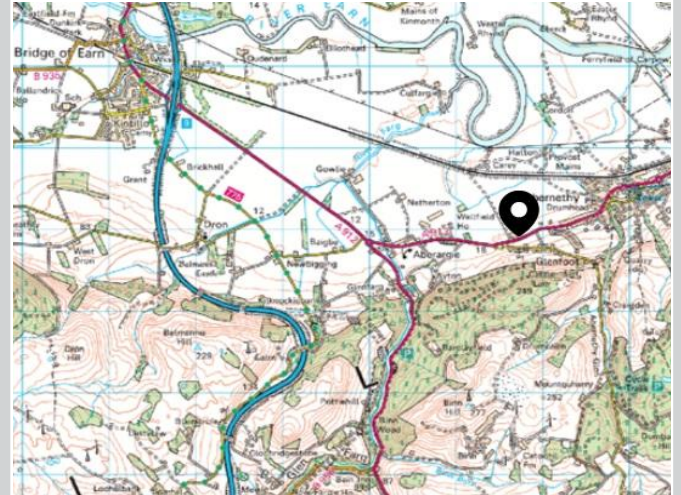
Legal Costs

Each party will be liable for their own legal costs incurred in any lease transaction.

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