

TO LET
INDUSTRIAL UNITS + LARGE YARD



Units 1 & 3, Inveralmond Place
Inveralmond Industrial Estate,
Perth, PH1 3TS

- Available in Part or Whole
- Two Separate Units and Large Yard
- Unit 1 — 465 Sq.M. / 5,005 Sq.Ft.
- Unit 3 — 237 Sq.M. / 2,551 Sq.Ft.
- Total Area — 0.94 Acres
- Rents from £6 per Sq.Ft.

LOCATION

Perth is situated some 20 miles west of Dundee, 40 miles north of Edinburgh and circa 60 miles northeast of Glasgow.

The subjects are situated within Perth's premier industrial location Inveralmond Industrial Estate. The Estate lies in a strategic position in relation to Scotland's motorway network with immediate access to A9 and M90 trunk roads.



More precisely the subjects occupy a prominent corner position at the junction of Inveralmond Road and Inveralmond Place. Surrounding occupiers include YESS, Breedon, Bear, Screwfix etc.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise 2 separate brick built industrial/warehouse units with pitched and profile clad roofs over. Each unit benefits from full height vehicle access with unit 1 also having offices over both ground and first floor levels. Both units benefit from designated areas of yard with large additional yard available to the rear. Total site area 0.94 acres (0.37 Hectares).

ACCOMMODATION

We have measured the units in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition) to arrive at the following gross internal areas:

| Unit | Size (SQ.M) | Size (SQ.FT) | Eaves Height |
|-------|-------------|--------------|--------------|
| 1 | 465 | 5,005 | 4.5 m |
| 3 | 237 | 2,551 | 4.5 m |
| Total | 702 | 7,556 | |

Additional Yard – 0.35 Acres / 0.145 Hectares

RATEABLE VALUE

The subjects currently form part of a larger property (additional units). Reassessment of the subjects will be required following separate occupation.

LEGAL COSTS + VAT

All figures quoted are exclusive of VAT if applicable. Each party will be responsible for their own legal costs and the tenant will be responsible for outlays in the normal fashion.

EPC

Available on request.

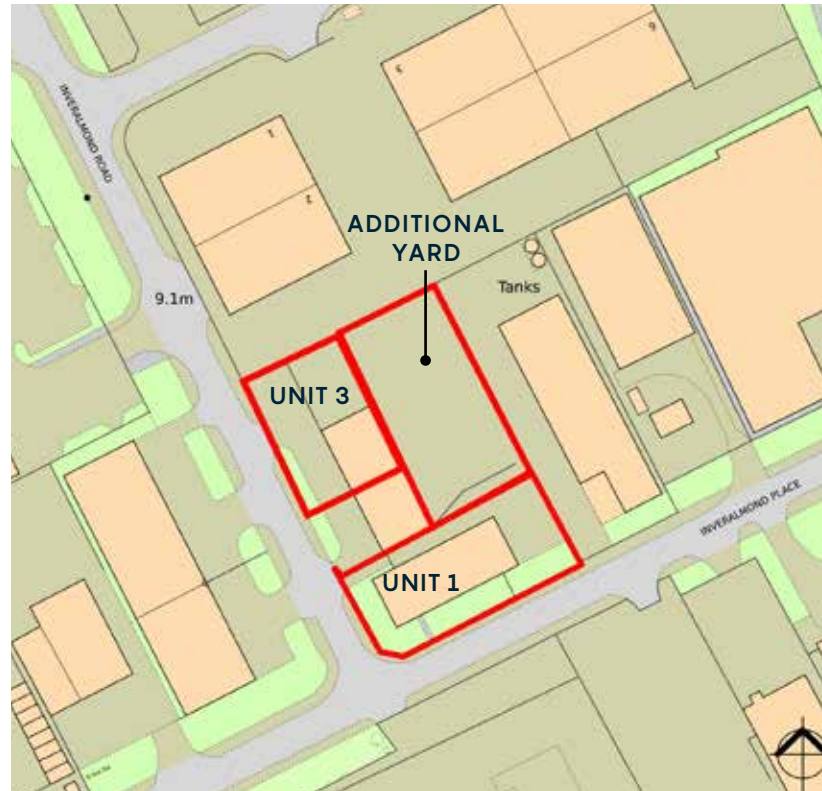
PRICE / TERMS

The subjects are available for lease either in whole or part. It is anticipated the buildings will be occupied on full repairing and insuring terms, with rents from £6 per Sq. ft.

Rent will vary subject to the extent of additional yard potentially to be included with the buildings or the yard is available for let by separate negotiation. Further details on application.

VIEWING

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald.



To arrange a viewing please contact:



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Consultant

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: April 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.