

# INDUSTRIAL

# TO LET



- WAREHOUSE/  
TRADE COUNTER UNIT
- DEDICATED YARD/  
CAR PARKING
- 464.79 SQ M  
(5,003 SQ FT)
- SUITABLE FOR A  
VARIETY OF USES

**2B ARRAN ROAD, PERTH, PH1 3DZ**



## Location

Perth is located in the east of Scotland approximately 44 miles north of Edinburgh and 22.5 miles west of Dundee. The city, with a resident population of c.50,000 people, provides the administrative centre for Perth & Kinross Council and is the principal commercial and retailing area for the surrounding district. Perth is well connected to the other Scottish urban centres via the M90, A9 and east coast main line rail services.

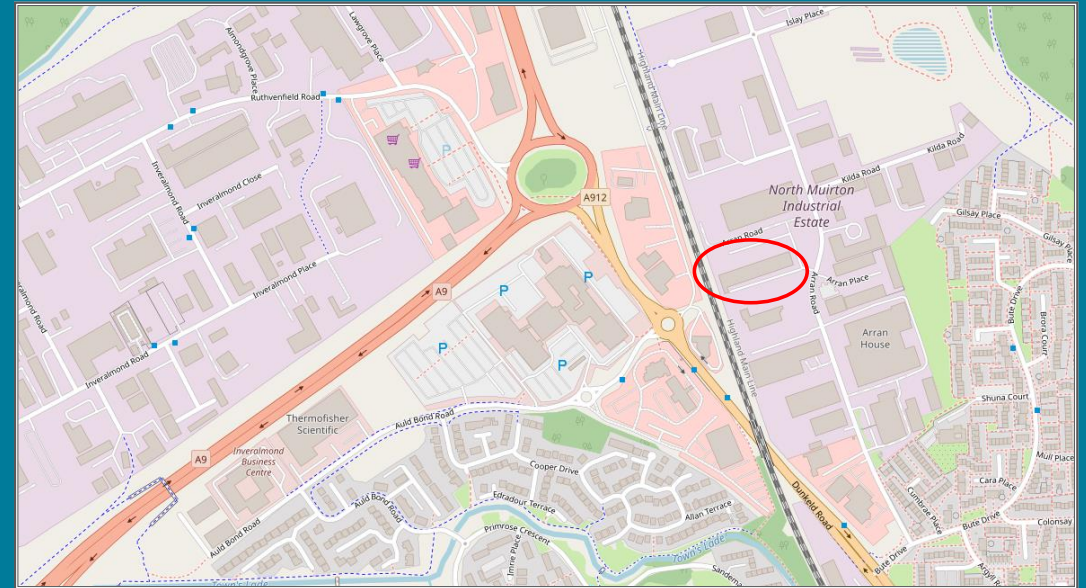
Arran Road lies approximately 2 miles northwest of Perth city centre, in close proximity to the A9 at the Inveralmond roundabout, and a short distance from Inveralmond Industrial Estate.

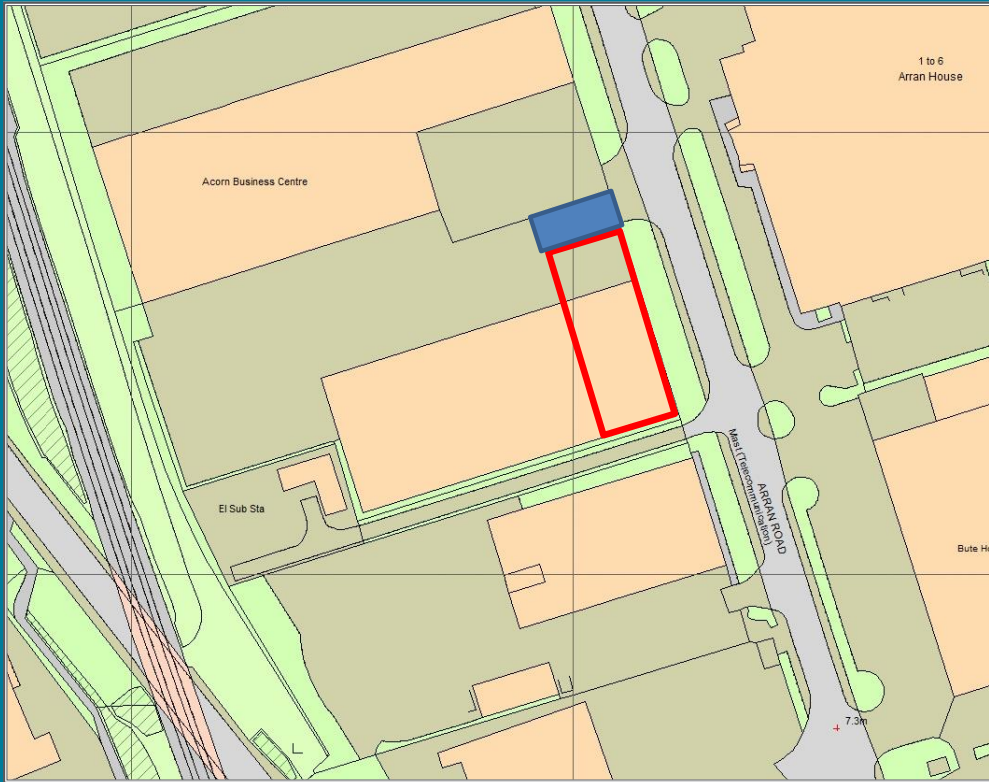
The unit lies to the west of Arran Road where the surrounding accommodation is principally comprised of industrial and commercial units.

## Description

The property is an end-of-terrace industrial unit of steel frame construction, with brick/block infill to dado level with profile metal cladding above, all under a pitched cement asbestos roof incorporating translucent panels to provide natural light. Dedicated yard space/car parking is provided immediately outside the unit, which lies in a secure, multi-occupied site.

Internally, the unit provides open span storage space with 3-phase power, LED lighting, 6m eaves rising to 9m at the apex and an office/customer reception area. A 5m, electrically-operated roller shutter door provides ground level loading access.





## Accommodation

The property has been measured in accordance with RICS Property Measurement (2nd Edition) and the gross internal area can be stated as:

Warehouse                      464.79m<sup>2</sup>                      5,003ft<sup>2</sup>

## Lease Terms

The property is available on a new full repairing lease for a term to be agreed. Further details are available from the sole letting agents.

## VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.

## Rateable Value

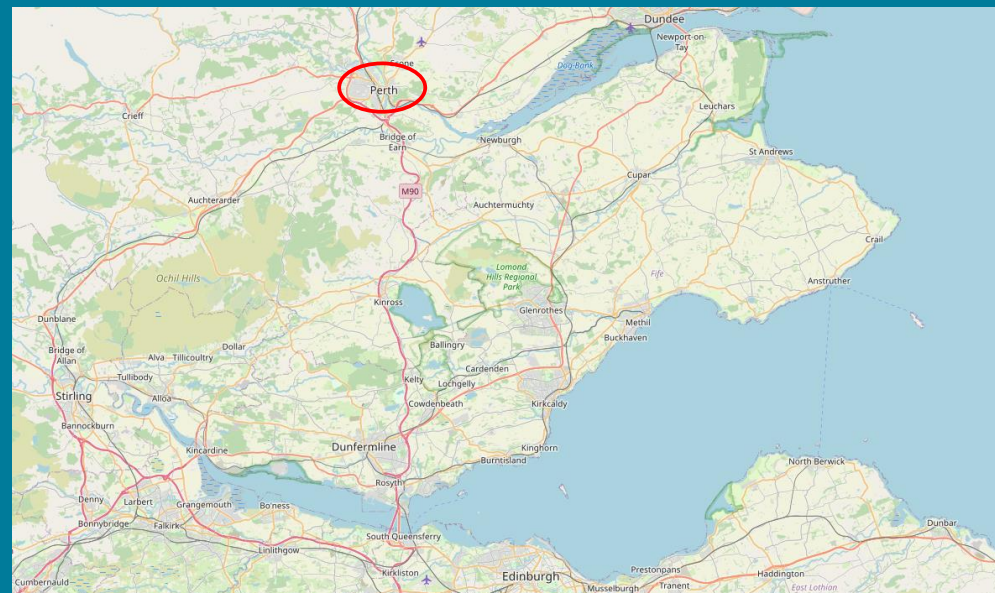
The property is entered in the Valuation Roll as a Store with a rateable value of £16,300 and may qualify for partial business rates relief.

## Energy Performance Certificate

The property has been assessed and given an EPC rating of E.

## Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however in the purchaser will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.



## Viewing & Further Information

For further information or to discuss your requirements in greater detail, please contact:

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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.