

- ✓ Easily Accessible Location
- ✓ Well Established Industrial Area
- ✓ Modern, Quality Building
- ✓ Surfaced Yard Area

You Tube
WALKTHROUGH
[VIDEO](#)



Unit G, Arran Road, Perth | To Let
Quality Modern Industrial Unit + Surfaced Yard

490 sqm (5,278 sqft)

SMART&CO.
surveyors & property consultants


FALCONER
PROPERTY CONSULTANTS

Property Highlights

- ✓ Easily Accessible Location
- ✓ Well Established Industrial Area
- ✓ Modern, Quality Building
- ✓ Surfaced Yard to Front

Situation

Perth is centrally located and extremely well connected with 90% of Scotland's population within 90 minutes drivetime of the City.

Situated in the North Muirton area of Perth, with excellent connectivity to the A9 close to Inveralmond Roundabout. The premises are accessed via Arran Road. Nearby occupiers include Enterprise Rent A Car, Howden, Grahams, Dulux, CTD and Volvo

Perthshire is home to a number of world-class education and research institutions and major companies including; SSE, Aviva, Stagecoach and Highland Spring.

Description

The property comprises a modern, steel portal frame clad externally with insulated profile metal sheets and a floated concrete floor. Internally, a trade counter / reception area and various offices have been formed with blockwork walls. Access is afforded via a roller shutter door (4.2m wide x 4.5m high) The unit measures 26.7m deep x 18.4m wide.

Planning

The site is part of the area designated as proposal E3 in the Local Development Plan for the development of Employment Uses.

Interested parties should contact the Development Management department at Perth & Kinross Council via 01738 475 300 or developmentmanagement@pkc.gov.uk.

Energy Performance Certificate

Copies available on request.

Lease Terms

The property is available for a negotiable period on FRI terms at a quoting rent of £26,500 for the unit and yard.

Business Rates

The property is currently entered in the Valuation Roll with a Rateable Value of £18,300. Interested parties should satisfy themselves on this.

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.

As is customary, the tenant will be responsible for any LBTT and Registration Dues

Enquiries

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Dunkeld Road

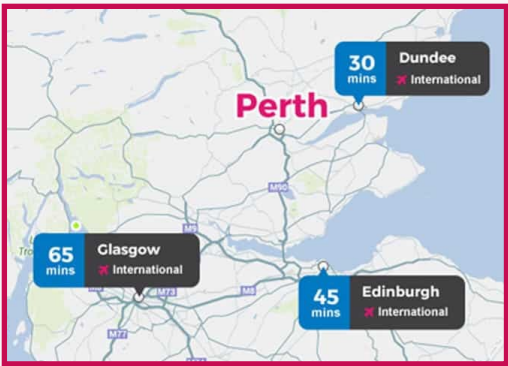
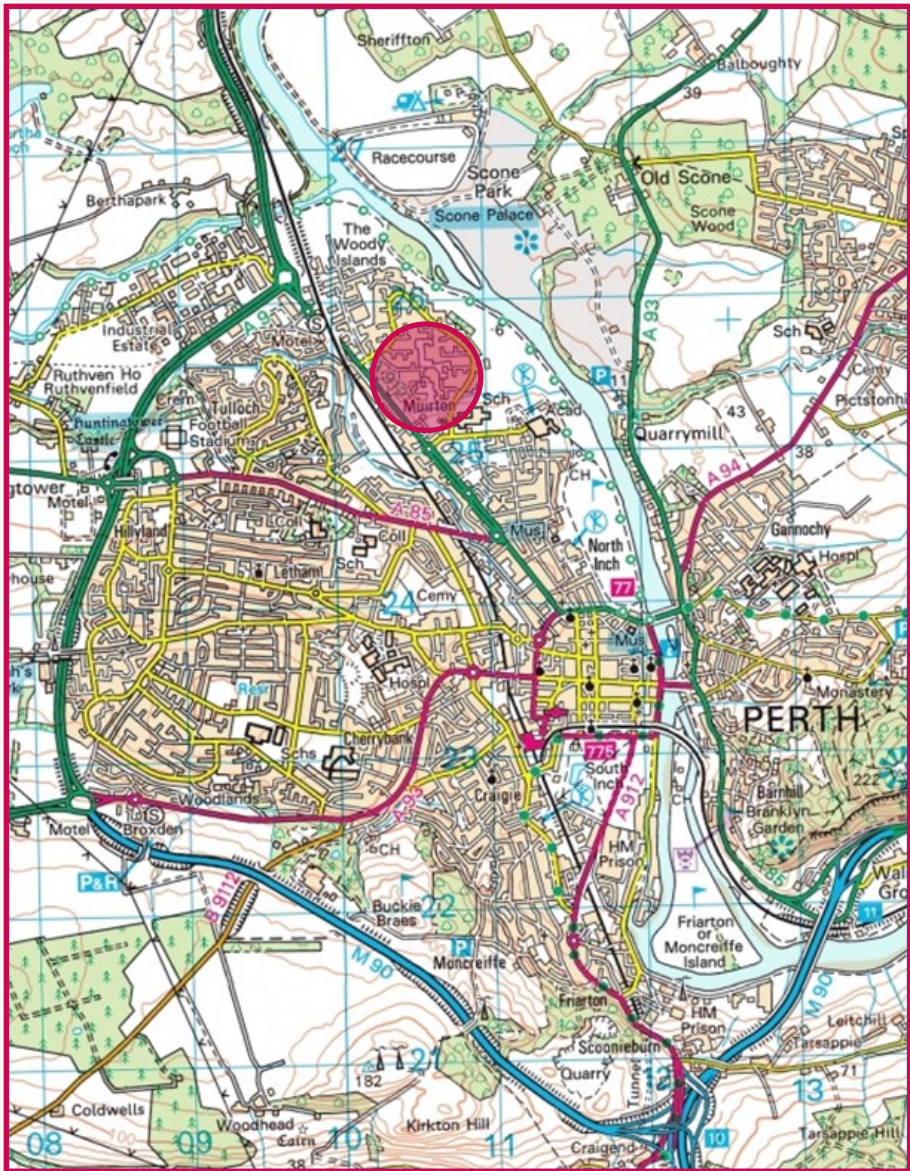
Dunkeld Road

Arran Road



Unit G





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