



Industrial Business Units – Mercian Buildings
Shore Road, Perth, PH2 8BD

TO LET

- Established Industrial Estate
- Car parking / communal service yard
- Close to city centre

Perth and Kinross:

The first-choice destination for ambitious business growth

Undoubtedly one of Scotland's most well-connected cities, Perth and Kinross links to all major UK road networks, is a central hub for national rail, and sits within an hour's drive of both Glasgow and Edinburgh airports.

This prime location offers a truly competitive edge for industry of all sizes. From efficient distribution and logistics, to its proximity to the national talent pool, Perth and Kinross provides a cost-effective, no compromise, alternative to its large city counterparts.

With a proactive approach to economic progress, the Business Growth team at PKC can offer support and guidance for companies bringing inward investment to the area, or for existing businesses to expand.



Key Strengths

- Population **153,800** (47,500 in Perth City)
- Proximity **90 mins** from **90%** of Scotland
- Connections **1 hr** from Glasgow and Edinburgh International Airports
- Education **94.8%** of school leavers move to a positive destination
- Employment **97%**, higher than UK (**96.4%**) Scottish (**96.6%**) average



CITY



DIST.



CAR



TRAIN

Inverness	112 Miles	2 hours	2 hours
Aberdeen	86 Miles	1 hour 45	1 hour 30
Dundee	22 Miles	30 mins	25 mins
Stirling	37 Miles	45 mins	30 mins
Edinburgh	45 Miles	1 hour	1 hour 30
Glasgow	62 Miles	1 hour	1 hour

Location

The Subjects are situated on Shore Road at Perth Harbour, located less than 1 mile south of Perth city centre. Perth Harbour is one of Perth's most active sites in terms of industrial trade, being home to a wide variety of industrial retailers and suppliers.

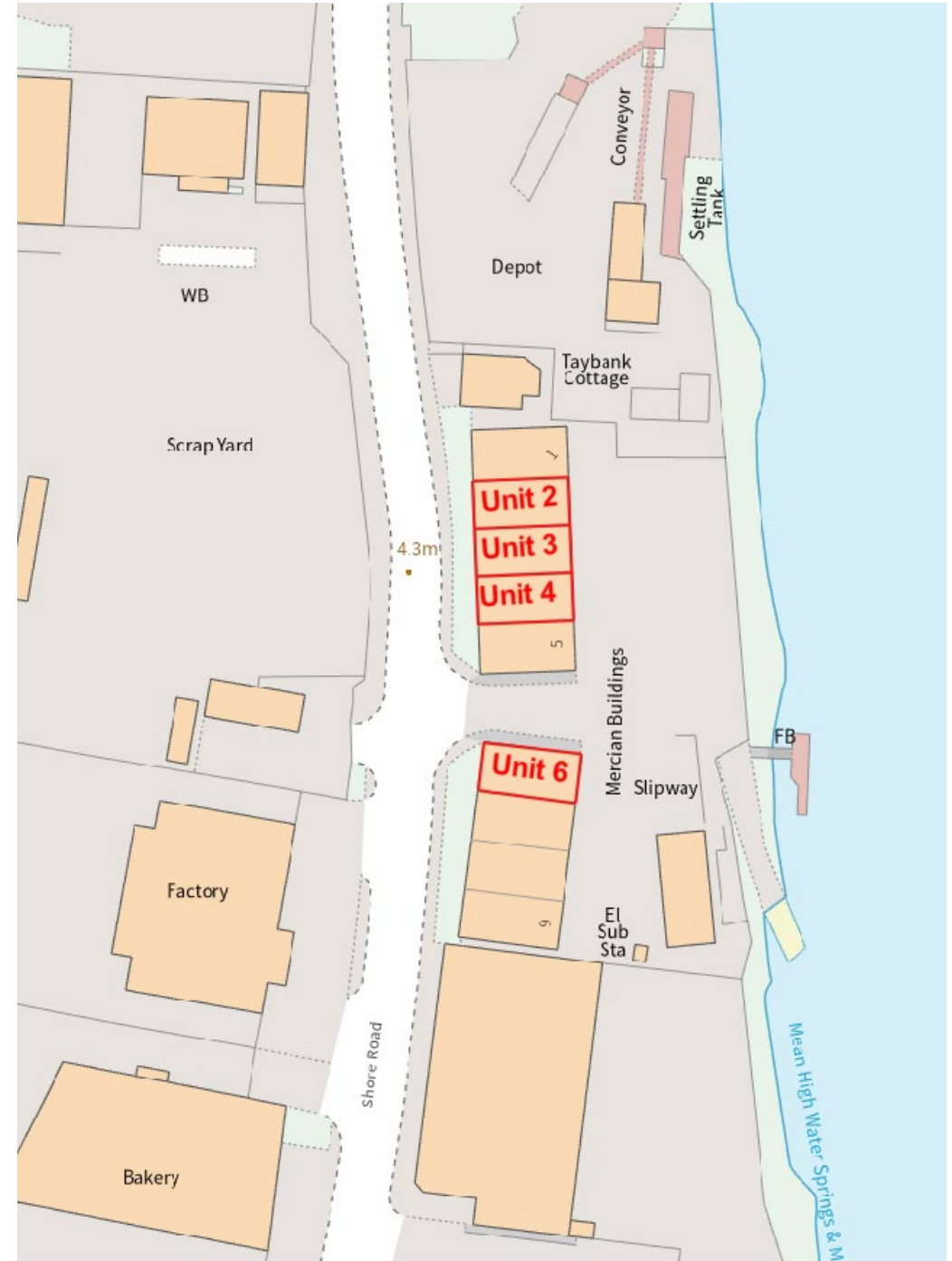
The M90 motorway is easily accessible from the Subjects. Hence, the site is widely accessible to the rest of the country, providing ease for the receiving or delivery of goods.



Description

The Subjects comprise of four industrial units which are available to let individually. All of the units are being internally refurbished throughout summer 2025. The units are mainly brick/ blockwork construction, alongside metal cladding that covers the upper section and roof of the property. There is a roller shutter loading door opening onto a shared yard/ parking area in front of the unit.

The Subject's internal space is composed of front entrance/ kitchen space, a rear office space as well as a large warehouse space that runs along the length of the building.



Accommodation

The Gross Internal Area extends to:

Unit 2	108 m ² / 1163 ft ²
Unit 3	108 m ² / 1163 ft ²
Unit 4	108 m ² / 1163 ft ²
Unit 6	111 m ² / 1195 ft ²

Energy Performance Certificate

The Subjects have a Building Energy Performance Rating of E (79).

Services

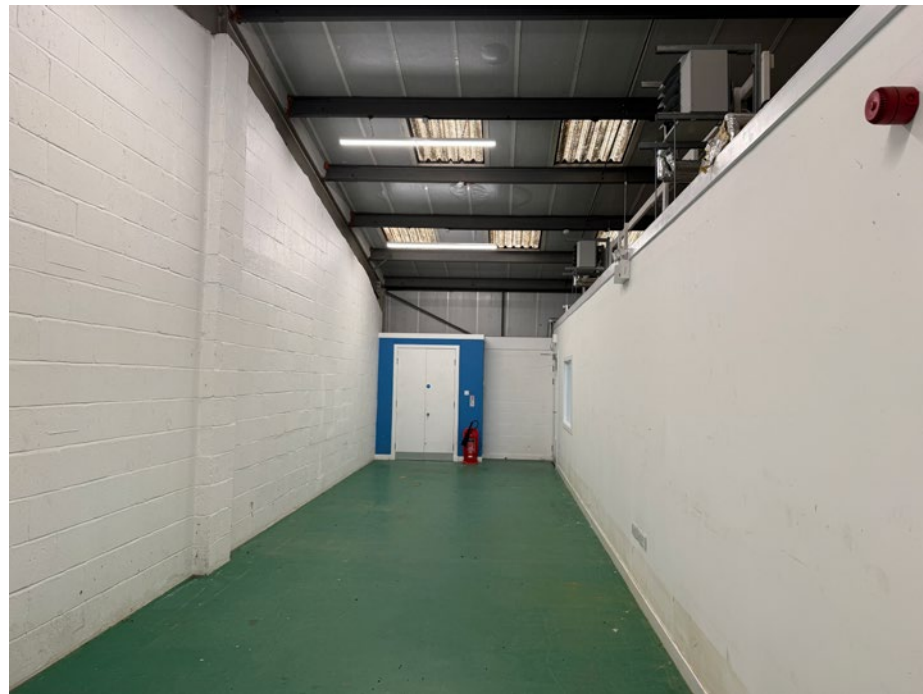
The Subjects are served by mains water, electricity and drainage connections

Planning

Interested parties are advised to make their own enquiries regarding their proposed use (and the possible need to obtain Change of Use Planning Consent) to Perth & Kinross Council Development Management.

Tel: 01738 475300

Email: developmentmanagement@pkc.gov.uk



Heads of Terms

The following main lease terms are proposed:

The lease duration will be for a minimum of five years. Rent and other charges will be payable quarterly in advance.

The rent will be reviewed every 3 years.

Landlord to arrange buildings insurance cover against all normal risks, with the cost of this being met by the tenant.

Landlord to maintain the external fabric of the building and shared external areas, with the cost of repairs/maintenance being met by the tenant via a service charge.

Landlord responsible for undertaking checks/testing and any required remedial works to ensure the statutory compliance of the Subjects, with the cost of checks/testing and remedials being met by the tenant via a service charge.

No subletting. No assignation in part. Assignation in whole may be permitted subject to landlord's consent. Tenant to bear the Council's reasonable legal expenses in connection with the preparation of the lease.

Rent

The Subjects are available To Let at rental price of:

Unit 2: Rental offers **over £8,150 per annum.**

Unit 3: Rental offers **over £8,150 per annum.**

Unit 4: Rental offers **over £8,150 per annum.**

Unit 6: Rental offers **over £8,400 per annum.**

Rateable Value

Unit 6 was entered in the Valuation Roll with a Rateable Value of £7,100. Units 2,3,4 are required to be reassessed.

The Uniform Business Rate for the financial year 2025/26 is 49.8p exclusive of water and sewage rates.

Value Added Tax

Please note that the Subjects are currently exempt from VAT, although the Council reserves the right to register the property for VAT in the future.

Closing Date

The Council may set a Closing Date for offers to lease. Please submit a formal note of interest to ensure that you are notified if a Closing Date is set.

Viewing

For a viewing or further information, please contact:

Andrew Havelock, Graduate Estates Surveyor
ahavelock@pkc.gov.uk