

TO LET



Unit 8 – Mercian Buildings
Shore Road, Perth, PH2 8BD

- 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 areas, 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 the 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 a terraced industrial unit mainly brick / blockwork construction, alongside metal cladding that covers the upper section and roof of the property. There is a brand new electric roller shutter loading door opening onto a shared yard / parking area in front of the unit.

The unit is composed of a large warehouse space alongside a small office space and additional WC facilities.



Accommodation

The Gross Internal Floor Area extends to approximately:

110 m² / 1,194 ft²

Energy Performance Certificate

The Subjects have a Building Energy Performance Rating of D (57).

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 lease duration will be for a minimum of 5 years.
- Rent and other charges will be payable quarterly in advance.
- Rent will be reviewed every 3 years.
- Landlord to arrange buildings insurance cover, with the cost of premiums being met by the tenant.
- Landlord to maintain the external fabric of the building alongside being responsible for undertaking checks / testing and any required remedial works to ensure the statutory compliance of the subjects, with the costs being met by the tenant via a service charge.
- Tenant responsible for maintaining the interior of the unit.
- No Subletting. No assignation in part.

Rent

The Subjects are available To Let for offers over £9,000 per annum + VAT.

Rateable Value

The Subjects have a Rateable Value of £5,800
The Uniform Business Rate for the financial year 2026/27 is 48.1p exclusive of water and sewerage charges.

Value Added Tax

The Subjects are registered for Value Added Tax and therefore VAT will be payable on the rent and all other charges.

Service Charge

A service charge for maintenance and statutory compliance testing is payable. This is reviewed annually. Details are available on request.

Viewing

To arrange a viewing or for further information,
please contact:

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