

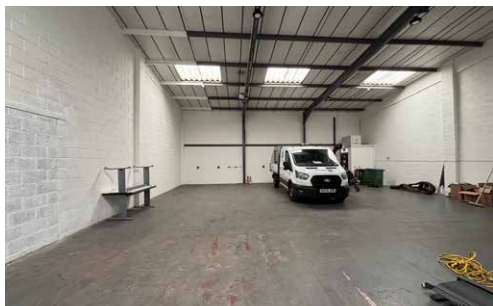
TO LET

PRIME INDUSTRIAL/TRADE COUNTER



Unit 2 Inveralmond Road
Inveralmond Industrial Estate, Perth, PH1 3TW

- Prominent Industrial/Trade Counter unit
- Perth's premier industrial location
- National operators close by
- 260 sq.m. / 2,799 sq.ft + car parking
- 5m Eaves



LOCATION

The city of Perth has a resident population of approximately 46,000 people with a population of the surrounding catchment area estimated to be in the region of 130,000.

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

More precisely, the subjects are situated within the Inveralmond Industrial Estate, Perth's premier hub for business and industry. The terrace of units occupy a prominent location on Inveralmond Road. The subjects benefit from excellent roadside frontage and onsite car parking. Surrounding operators are a healthy mix of established national traders.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a mid terraced Industrial/Trade Counter unit contained within a modern parade of 5 identical units. The parade is home to a mix of tenants, including Greggs, Yesss Electrical, Hydro Electric and Bushwear.

The subjects have recently been refurbished and offer quality flexible industrial accommodation with office content. Access is via a pedestrian or electric roller shutter door off the car park.

The property has a minimum eaves height of 5m.

The property would suit a variety of trader

counter and industrial operators.

ACCOMMODATION

We have measured the property 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 Area: Unit 2 - 260 sq.m (2,799 sq.ft)

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value as follows:

Unit 2 - £13,700.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

EPC

The subjects have an EPC Rating of A. Further information provided by the Sole Letting Agents.

TERMS

The subjects are available To Let on commercial terms at an annual rent of £25,000 per annum.

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

For the avoidance of doubt all figures quoted are exclusive of VAT.

VIEWING

Viewing is through the sole letting agents.

To arrange a viewing please contact:



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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.
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6. Date of Publication: August 2026