

TO LET



**Unit 2 – Fonab Business Park
Foss Road, Pitlochry, PH16 5ND**

- Generously sized industrial unit
- Car parking & communal service yard
- Located directly next to the A9

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 Foss Road, located on the outskirts of Pitlochry. Providing a prime location within the scenic Perthshire countryside. Pitlochry has strategic location, with convenient access to the A9, providing access to Perth located approximately 25 miles South-East.

The A9 effectively connects Pitlochry to the central belt. Hence, the site is widely accessible to the rest of the country, providing ease for the receiving and delivery of goods.



Description

The subjects comprise a semi-detached industrial unit of concrete block construction with external timber clad finish. The roof over is mono pitched and clad in profile metal cladding.

Access is via an electric roller door and pedestrian door which leads to open plan workshop with small office and WC facilities. There is a shared loading yard and car parking to the front of the unit.



Accommodation

The Gross Internal Floor Area extends to approximately:

106 m² / 1,145 ft²

Energy Performance Certificate

The Subjects have a Building Energy Performance Rating of D (54).

Services

The Subjects are served by mains water, electricity, gas 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 term 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 this 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 £11,450 per annum plus VAT.

Rateable Value

The Subjects have a Rateable Value of £6,100.

The Uniform Business Rate for the financial year 2025/26 is 49.8p 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



PERTH &
KINROSS
COUNCIL