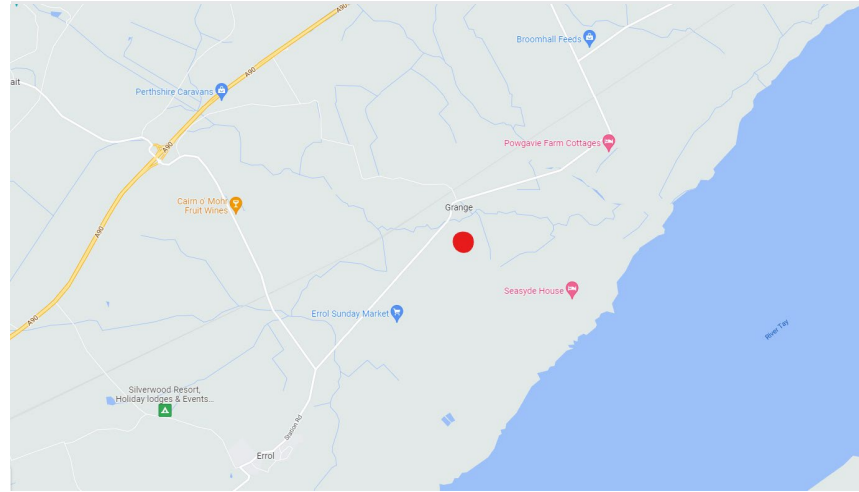


TO LET
INDUSTRIAL UNIT + SECURE YARD



**THE SAWMILL, ERROL AIRFIELD
ERROL, PERTHSHIRE, PH2 7TB**

- Excellent strategic location
- Flexible terms available
- Close to larger commercial centres of Dundee and Perth
- Expansion space available
- Shed - 139.72 sq.m / 1,504 sq.ft
- Secure Yard - 0.23 acres



LOCATION

Situated approximately midway between Perth and Dundee, lying a short distance from the A90 Trunk Road.

The A90 provides excellent road access, linking into the surrounding road network with the major centres of Dundee, Edinburgh and Glasgow all lying within approximately a 1 hour drive time.

Located within the Errol Airfield, surrounding properties are predominantly commercial/industrial in nature.

The approximate location of the subjects is shown by the OS plan.

DESCRIPTION

The subjects comprise an end terraced industrial unit with dedicated secure yard.

The property is part of a larger building that has been sub-divided.

The property is suitable for a variety of uses.

The subjects come with 0.23 Acres of dedicated yard albeit there is ample yard available for future expansion.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Net Internal Area:

Shed — 139.72 SQ.M / 1,504 SQ.FT
Secure Yard — 0.23 acres

The subjects come with dedicated yard.

TERMS

The subjects are available To Let with flexible lease terms being offered to interested parties. Rental offers in the region of £18,000 are invited.

EPC

Available on request.

RATEABLE VALUE

The subjects will be assessed upon occupation.

The subjects may qualify for 100% Rates Relief. Interested parties should satisfy themselves in this regard.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated. The property is elected for VAT.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



Garth Davison
garth.davison@g-s.co.uk
01382 200 064



Charles Clark
Graduate Surveyor
Charles.Clark@g-s.co.uk
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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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2025