

TO LET
MODERN INDUSTRIAL UNITS



**INVERALMOND GROVE
INVERALMOND INDUSTRIAL ESTATE
PERTH, PH1 3UG**

- WELL PRESENTED INDUSTRIAL UNITS
- ESTABLISHED INDUSTRIAL LOCATION
- 3 PHASE ELECTRICTY
- AVAILABLE FOR LEASE
- UNITS FROM 538 SQ.FT

LOCATION

The city of Perth has a resident population of approximately 46,000 with the population of the surrounding catchment area estimated to be in the region of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles northeast of Glasgow.

Inveralmond Grove lies within an established industrial area situated on the northern periphery of the town, benefiting from easy access to the A9 trunk road via the nearby Inveralmond roundabout.

The approximate location is shown by the OS Plan.

DESCRIPTION

The Inveralmond Grove development lies on a 2 acre site situated off Inveralmond Grove and comprises a total of 16 industrial units of various sizes ranging from 49.98 sq m (538 sq ft) — 766.45 sq m (8,250 sq ft). The units are constructed to a high specification, are insulated and provide all normal services, including WCs with disabled access.

Mains electricity, gas and water supplies are laid onto the units in addition to telephone lines. Each unit has the benefit of a gas fired warm air heating system. Access to each unit is via a manually operated roller door which is approximately 9 ft (2.75 m) in height. The lease of each unit includes access/ use of communal parking and operational space.

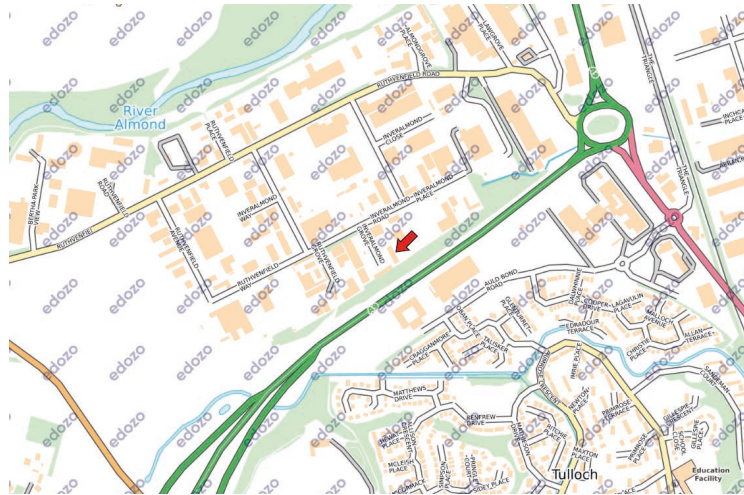
ACCOMMODATION

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 Floor Areas:

Unit	Size (SQ.M)	Size (SQ.FT)
Unit A2	99.96	1,076
Unit B8	99.96	1,076

TERMS

The subjects are available To Let. Further information is available from the Sole Letting Agents Graham + Sibbald LLP.



EPC

Available on request.

RATEABLE VALUE

Unit	Rateable Value
Unit A2	£5,500
Unit B8	£7,000

The unified business rate for the year 2022/23 is 49.8p exclusive of water and sewerage rates.

VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

FURTHER INFORMATION AND VIEWING

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

To arrange a viewing please contact:



Murray Watson

murray.watson@g-s.co.uk
01382 200 064



Garth Davison

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

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2022