

TO LET
INDUSTRIAL & OFFICE

 **GRAHAM
SIBBALD**



**Unit 6, Cromwell Park,
Almondbank
PH1 3NQ**

- Flexible Industrial & Office accommodation
- Close to the city of Perth
- Private car parking plus yard
- Available in part or whole
- 537.2 sq.m (5,782 sq.ft)

LOCATION

Located within the village of Almondbank, lying approximately 5 miles west of the City of Perth. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow, lying at the hub of Central Scotland's motorway network.

More precisely, the subjects are located north of the village of Almondbank within a rural and back lying location. Surrounding properties are a mix of commercial and residential.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a detached industrial/warehouse unit with office content.

Internally the property comprises a main industrial/warehouse unit with additional office accommodation including tea prep, staff room and WC facilities.

The subjects are regular in configuration and capable of sub-division.

In addition, the property benefits from a yard and private car parking for a number of vehicles.

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 areas:

Area	SqM	SqFt
Industrial	472.4	5,085
Office	64.8	697





RATEABLE VALUE

The subjects have a Net and Rateable Value as follows; £14,800.

EPC

Documentation available upon request.

TERMS

The subjects are available To Let at an asking rent of £15,000 per annum. Further information available upon request.

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:



GARTH DAVISON
Director

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07809 490 581



KEITH SCOBIE
Partner

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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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.