

TO LET

NEW BUILD INDUSTRIAL UNITS

- > **AVAILABLE AUTUMN 2024**
- > **ESTABLISHED BUSINESS LOCATION ADJACENT TO RIVER TAY, CITY CENTRE AND M90**
- > **5 X UNITS OF 1,400 SQ. FT. WITH MEZZANINE**
- > **RENT £14,000 PER ANNUM**

MID FRIARTON BUSINESS PARK, FRIARTON ROAD, PERTH, PH2 8EL

Contact: Jonathan Reid, j.reid@shepherd.co.uk, 01738 638188 www.shepherd.co.uk



LOCATION

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City Status.

Historically, known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects are located within the established Mid Friarton Business Park adjacent to the River Tay, 5 minutes from the City Centre and with easy access to the M90.

DESCRIPTION

The subjects upon completion will comprise of 5 industrial units. They will be of steel portal frame construction, clad externally with profile metal sheeting and with pitched roof clad with profile metal sheeting.

The units will be accessed via electric roller doors and will have 3 phase electrics.

Each of the units will have a mezzanine floor and will be covered by a CCTV security system.

ACCOMMODATION

ft²

Unit 1	1,400
Unit 2	1,400
Unit 3	1,400
Unit 4	1,400
Unit 5	1,400

The units will comprise 1,000 sq.ft on ground level and a mezzanine of 400 sq.ft.

TERMS

The subjects are being offered for lease for a negotiable term of years at £14,000 per annum. An annual maintenance and insurance charge will be payable on each unit.

RATEABLE VALUE

The subjects will require to be assessed on competition of the development.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

EPC

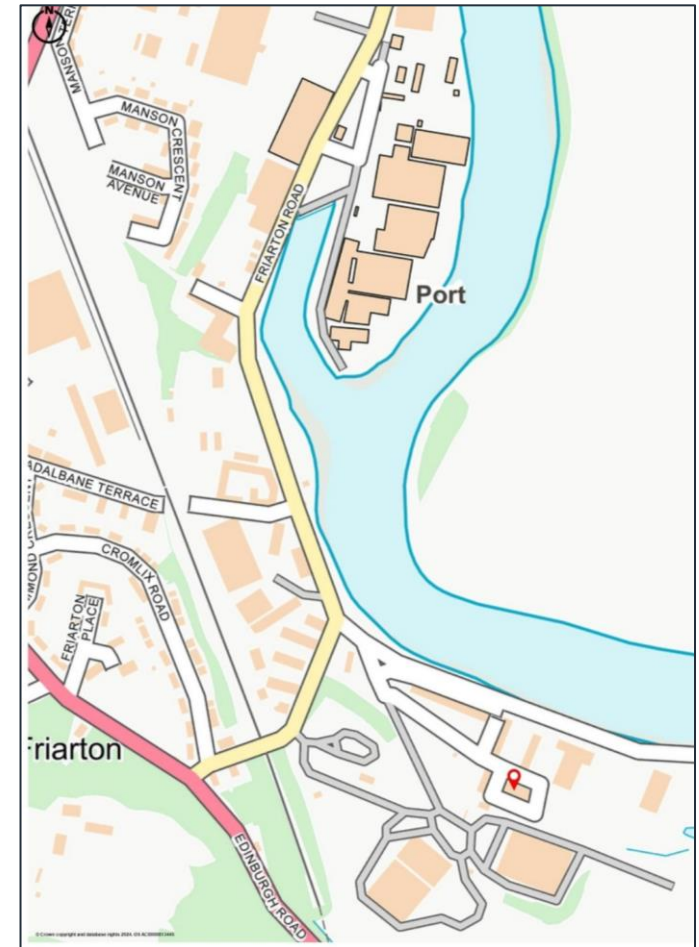
To be confirmed

VAT

Prices are quoted exclusive of VAT.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agent.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PH2 0PA
Jonathan Reid, j.reid@shepherd.co.uk, 01738 638188

www.shepherd.co.uk

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