

**TO LET**

## OFFICE PREMISES & YARD

- > PROMINENT LOCATION UPON POPULAR INVERALMOND IND EST
- > SURPLUS GROUND FLOOR OFFICE SPACE WITH 2 CAR SPACES
- > GROSS AREA – 54 SQ. M. (584 SQ. FT.)
- > ADDITIONAL REAR YARD SEPARATELY AVAILABLE.
- > RENT FROM £10,000 PER ANNUM.



**UNIT 3, RUTHVENFIELD AVENUE, INVERALMOND INDUSTRIAL EST, PERTH, PH1 3WB**

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**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 minutes drive time. Dundee lies approximately 35 km (22 miles) to the east with Edinburgh 69 km (43 miles) to the south and Glasgow 98 km (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.

Inveralmond Industrial Estate lies to the north side of Perth and comprises several local and national occupiers. This is a popular and established trading estate accessed off the A9 Inveralmond roundabout providing good access to the local and national road networks. There have been recent road works within the area, improving access to the estate.

The subjects are located upon Ruthvenfield Avenue, close to the junction with Ruthvenfield Road to the rear of the estate.

**DESCRIPTION**

The subjects comprise a purpose built and detached warehouse, incorporating offices and yard, dating from 2001.

The main walls are of steel portal frame construction clad externally with profile metal sheeting and with facing brick to the front elevation.

The roof over is pitched and clad in profile metal sheeting.

The property is accessed via a pedestrian door to the front elevation which leads into the office area. The office accommodation comprises a private office with adjacent open plan office served with kitchen and toilet facilities. Windows are of UPVC double glazed design, the walls are plastered and the ceiling is fitted with suspended tiles.

To the front elevation there is tarmac surfaced car parking for 2 vehicles whilst a loading/access road to the side elevation leads to the rear yard which is gravel/hardcore surfaced. There is a steel security fence to the rear of the property.



ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Offices	54	584
<b>TOTAL</b>	<b>54</b>	<b>584</b>

## EPC

Available upon request

## RATEABLE VALUE

Office - £7,500

Yard - £1,450

## TERMS

Our client is offering the premises for lease on a short-term basis at a rent of £10,000 per annum. The yard is available via separate negotiation.

## VAT

Prices are quoted exclusive of VAT (if applicable).

## LEGAL COST

Each party will to bear their own legal costs in connection with the letting of the property.

## 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.

## FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents.

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

**Shepherd Chartered Surveyors** 2 Whitefriars Crescent, Perth, PH2 0PA – 01738 638188  
**Jonathan Reid** – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

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