

WORKSHOP/WAREHOUSE PREMISES

- > PROMINENT BUSINESS LOCATION.
- > UNIT WOULD SUIT A VARIETY OF USES.
- > 105.17 SQ. M. (1,132 SQ. FT.).
- > RENT - £7,000 PER ANNUM.
- > 100% RATES RELIEF.

TO LET

**UNIT 5, KILDA PLACE, NORTH MUIRTON INDUSTRIAL
ESTATE, PERTH, PH1 3RL**

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – 01738 638 188 www.shepherd.co.uk



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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.

The subjects are situated on the prominent North Muirton Industrial Estate within Kilda Place which comprises a parade of similar units.

This location provides excellent access to the local and national road network.

TERMS

Our client is seeking to lease the premises for a 3 year term at an annual rent of £7,000 per annum.

DESCRIPTION

The subjects comprise a purpose built workshop/warehouse situated within a development of 9 similar units.

The main walls are of concrete block construction with the roof over being pitched and clad in profile metal sheeting. There is an up and over steel roller shutter door which provides vehicular access into the unit.

The eaves height extends to approximately 3.8 m.

There is a common courtyard to the front which provides circulation and private car parking.

RATEABLE VALUE

The subjects have been entered in the Valuation Roll at a Rateable Value of £4,850.

The Uniform Business Rate for the Financial Year 2019/20 is 49p exclusive of water and sewerage rates.

The property therefore qualifies for 100% rates relief

VAT

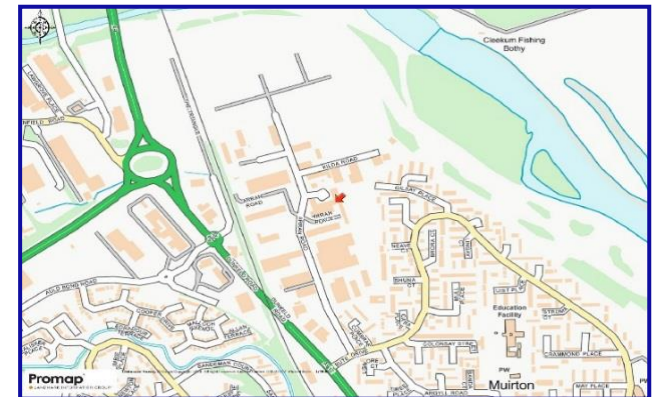
Prices are quoted exclusive of VAT (if applicable).

EPC

Available on request.

ACCOMMODATION	SqM	SqFt
Unit 5	105.17	1,132
TOTAL	105.17	1,132

The floor areas have been calculated on a Gross Internal Area basis in accordance with RICS Property Measurement Professional Statement (Second Edition, May 2018).



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

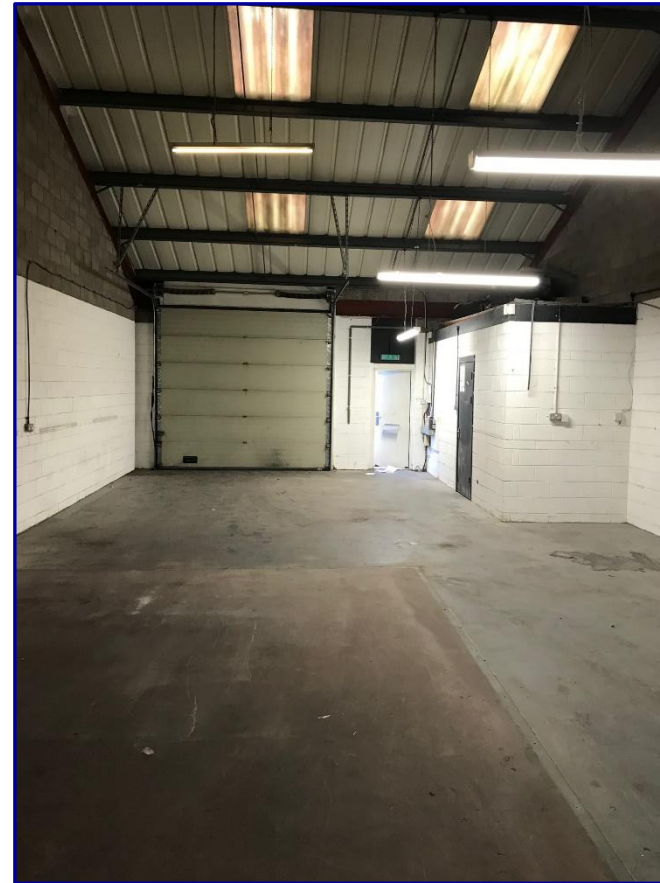
Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PH2 0PA – 01738 638 188
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