

## Units 3/4 Ruthvenfield Road, Perth, PH1 3TT

Perth's premier industrial location



From 3,418 sq ft to 6,836 sq ft - Potential to combine

### LOCATION

Perth, which has recently been awarded City status, is situated approximately 43 miles north of Edinburgh and 61 miles north east of Glasgow. Dundee lies approximately 22 miles to the east. This City has a resident population of approximately 45,000 and is the principal town of the Perth and Kinross district. The subject premises are located to the north west of the city within Inveralmond Industrial Estate which is a popular and well-established trading estate.

The area is a key business location situated adjacent the A9 western bypass with direct access to the local and national road network beyond. The units form part of Inveralmond Trade Park which includes occupiers such as Screwfix, Harbro, UK Mail, Topps Tiles, Toolstation, Turner Hire Drive, Shore Laminates and Everest. Nearby occupiers include Marks & Spencer, Aldi, Arnold Clark, Tiso, Stagecoach and Tayside Contracts.

### DESCRIPTION

Inveralmond Trade Park comprises a total 20 units. Two neighbouring units are available for immediate occupation and have the potential to be combined. The units are of steel portal frame construction with concrete floors, block in-fill walls to dado height and externally clad in insulated profile aluminium sheeting above.

Each unit benefits from electrically operated roller shutter doors, partially glazed frontage with pedestrian entrance and a minimum eaves height of 7 metres. The units are located in a prime location within Inveralmond Industrial Estate, close to the Inveralmond Roundabout and with excellent frontage to Ruthvenfield Road.

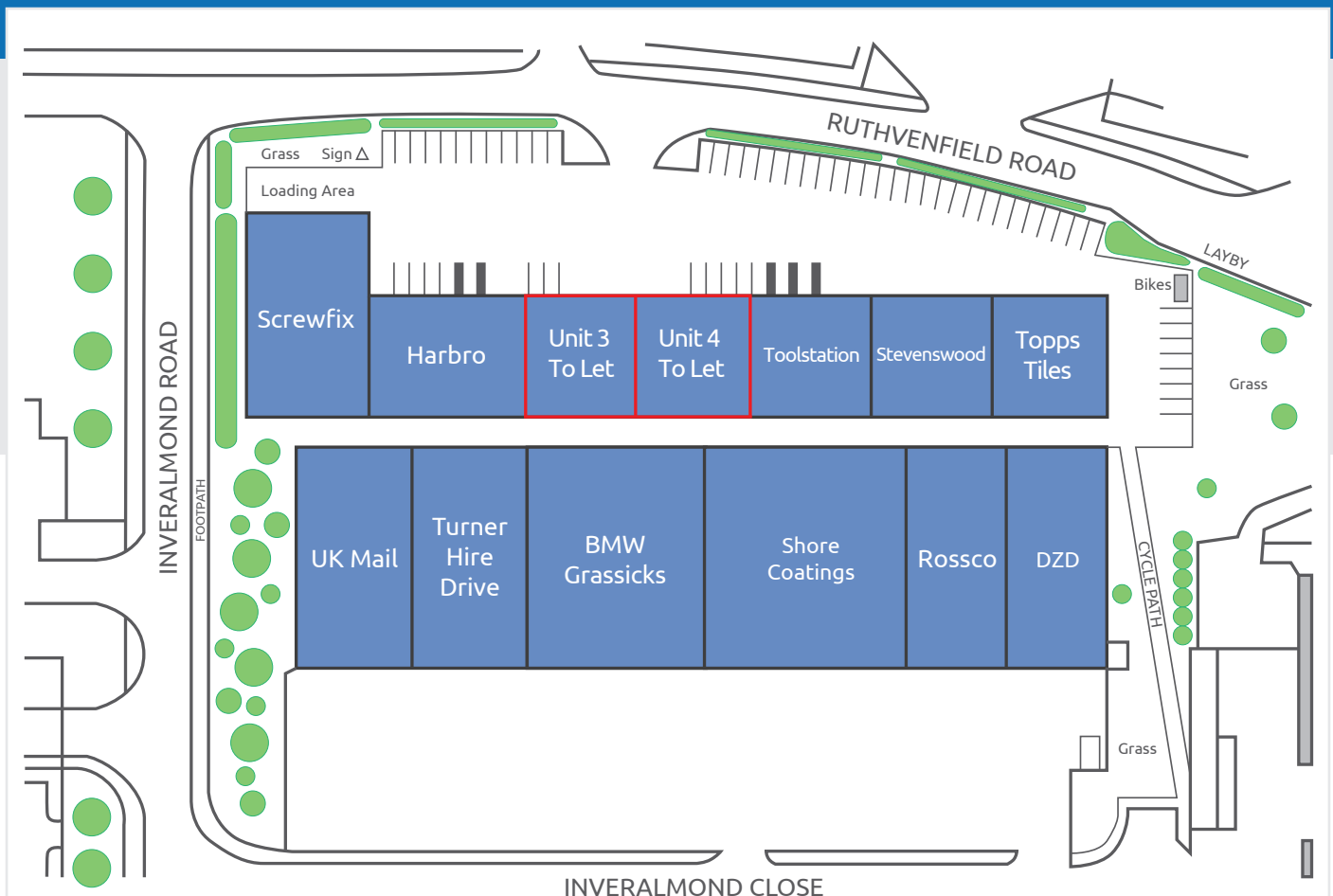
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## AVAILABLE UNITS

Unit	Sq ft	Rent	RV	Service charge	EPC rating
3	3,418	£35,000	£18,400	£1,700	D
4	3,418	£35,000	£20,700	£1,700	D

## SERVICES

The units are served with mains electricity(3 phase), gas and water.

## PLANNING

The units are suitable for Class 4, 5 & 6 use with ancillary trade and limited retail sales. A copy of the planning consent is available on request.

## VAT

Prices are quoted exclusive of VAT (if applicable).

## VIEWING/FURTHER INFORMATION

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