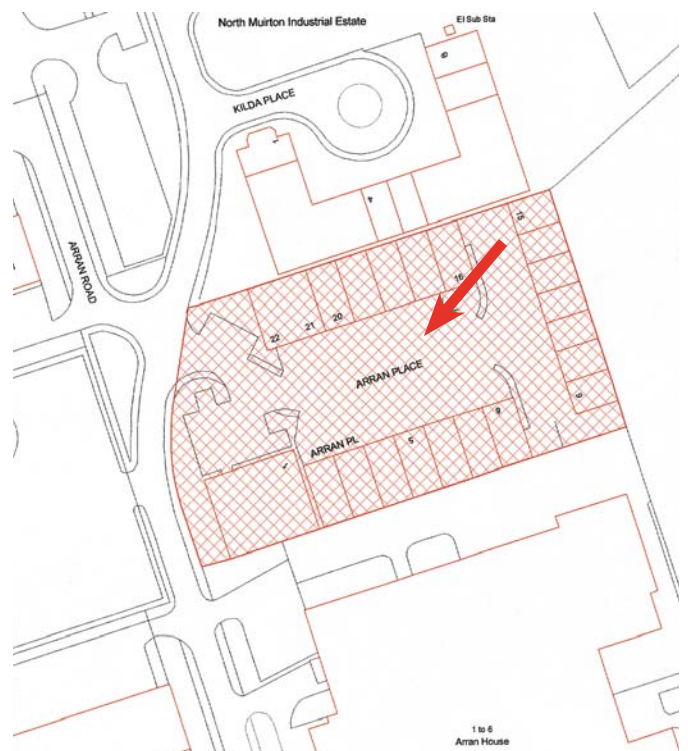




Arran Place, North Muirton Industrial Estate, Perth

- Modern and well appointed industrial units
- Rents from £5.50 per sq ft.
- Established industrial location
- Benefits from 3-phase electricity





LOCATION

The city of Perth has a resident population of approximately 46,000 with the population of the surrounding catchment area estimated to be in the region of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles northeast of Glasgow. Arran Place lies within an established industrial area situated on the northern periphery of the town, benefiting from easy access to the A9 trunk road via the nearby Inveralmond roundabout.

DESCRIPTION

The Arran Place development lies on a 2 acre site situated off Arran Road and comprises a total of 22 industrial units of various sizes ranging from 150 sq m (1615 sq ft) – 600 sq m (6460 sq ft). The units are constructed to a high specification, are insulated and provide all normal services, including WCs with disabled access.

Mains electricity, gas and water supplies are laid onto the units in addition to telephone lines. Each unit has the benefit of a gas fired warm air heating system.

Access to each unit is via a manually operated roller door which is approximately 9 ft (2.75 m) in height. The lease of each unit includes access/use of communal parking and operational space.

RATING ASSESSMENT

Further information available on Application.

V.A.T

All prices quoted are inclusive of VAT. Prospective purchaser should satisfy themselves independently as to the incidence of VAT in this respect.

TERMS

The units are available on Full Repairing and Insuring terms for a negotiable period. Rents from £5.50 per sq ft.

VIEWING AND FURTHER INFORMATION

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing contact:



Garth Davison
Associate
garth.davison@g-s.co.uk
01738 445733



Sam Wightman
Trainee Surveyor
sam.wightman@g-s.co.uk
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IMPORTANT NOTICE

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6. Date of Publication: October 2017