

INDUSTRIAL/WORKSHOP + EXTENSIVE YARD



PERTHSHIRE

**TO
LET**

- (743 SQ M) 8,000 SQ FT REFURBISHED UNIT
- ADDITIONAL 4,000 SQ FT (372 SQ M) BUILDING AVAILABLE (PHASE 2)
- SIZEABLE SURFACED YARD – 3.75 ACRES
- AVAILABLE IN PART OR WHOLE
- INTERNAL REPAIRING AND INSURING TERMS



Errol PERTSHIRE

LOCATION

Located approximately midway between Perth and Dundee and in close proximity to the A90 trunk road.

The subjects are ideally located to link into the surrounding road networks, with the major cities of Perth, Dundee, Edinburgh and Glasgow are all lying comfortably within a 1 hour travel time.

The approximate location is by the OS Plan to the side.

DESCRIPTION

The subjects comprise a steel framed "Rippon" building, clad externally in profile metal sheeting.

Refurbishment/recladding of the building has recently been undertaken.

The main dimensions of the subjects are as follows;

Building	Sq m	Sq ft	Eaves (m)
Industrial/Workshop	743	8,000	4

The property sits in a sizeable, mainly surfaced yard, extending in total with circa 3.75 acres (1.52 hectares).

A further building (Phase 2), extending to circa 4,000 sq ft (372 sq m) can also be made available following refurbishment.

Further information available upon request.

GENERAL REMARKS

This leasing opportunity offers maximum flexibility for potential tenants. The building(s) can be made available with required area of yard to be agreed.

Additional yard being available for lease on separate terms.

RATEABLE VALUE

The subjects will require to be assessed upon occupation.

Further information/guidance from the Letting Agents is available in this regard.

LEASE TERMS

The subjects are available for lease on an Internal Repairing and Insuring basis as follows;

Building(s) – Rents from £2.50 per sq ft

Separate Yard – Terms to be agreed subject to extent of occupation.

EPC

Available from the sole Letting Agents following completion of the refurbishment.

VAT

For the avoidance of doubt, all figures quoted are exclusive of VAT unless otherwise stated. Any prospective purchaser should satisfy themselves independently as to the incidence of VAT involved in any transaction.

VIEWING AND FURTHER INFORMATION

For further information and viewing arrangements contact the Sole Letting Agents

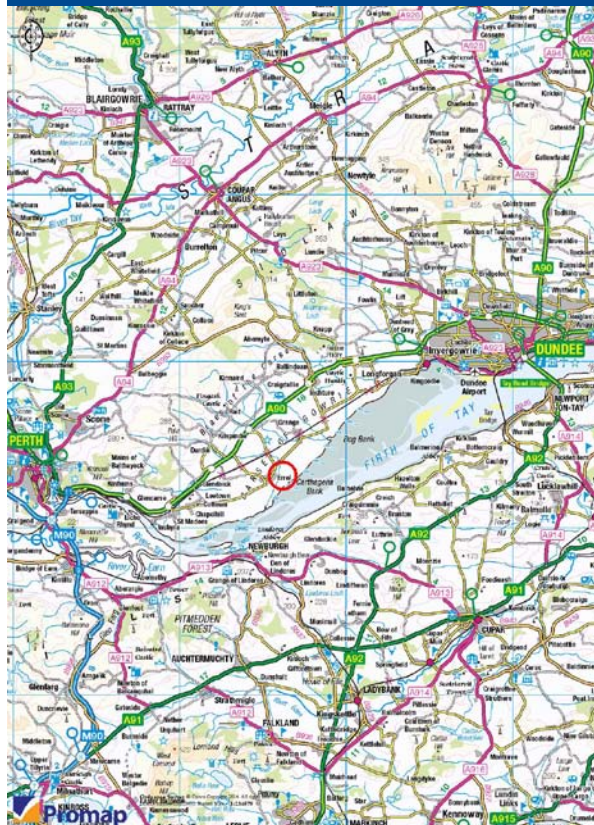
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IMPORTANT NOTICE

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property.

Intending Purchasers/Tenants take the property as they find it.

3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

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01224 625 024
Ayr
01292 271 030
Dundee
01382 200 064
Edinburgh
0131 225 1559
Falkirk
01324 638 377
Glasgow
0141 332 1194
Hamilton
01698 422 500
Inverness
01463 236 977
Kilmarnock
01563 528 000
Kirkcaldy
01592 266 211
Paisley
0141 889 3251
Perth
01738 445 733
Stirling
01786 463 111
Weybridge
01932 260 726