



8m Eaves

Inveralmond Place, Perth, PH1 3TS  
High Eaves Warehouse with Separate Office

To Let

784 sqm  
(8,443sqft)

**SMART**&CO.  
surveyors & property consultants





## Property Highlights

- ✓ Prime Industrial Location
- ✓ Modern Insulated Warehouse + Office
- ✓ 8M Eaves & Electric Roller Shutter
- ✓ Excellent Road Transport Links
- ✓ Secure Site

### Situation

The property is prominently located on Inveralmond Place within the heart of Inveralmond Industrial Estate.

Neighbouring occupiers include Innis & Gunn Brewery, Clear Amber, McDermott Group, Screwfix, Shore Laminates & Bear Scotland.

### Description

The property comprises a modern, fully insulated, portal steel framed warehouse building with high eaves height (8 metres) and electric roller shutter door access from the front.

The building has been constructed with a "bundled" style floor and access ramps to minimize the risk associated with liquid spillages potentially contaminating the external site.

Lighting is provided via roof mounted fluorescent lights.

Externally to the front of the unit is a detached office building (with electric heating, WC's and a kitchen) along with parking and HGV turning area (predominately laid in concrete).

### Accommodation

We have calculate the premises to have the following Gross Internal floor areas:

Warehouse: 738 sqm (7,943 sqft)  
Office: 46.5 sqm (500 sqft)

### Energy Performance Certificate

Copies available on request.

### Lease Terms

Rental offers for a period to be agreed are invited.  
The quoting rental is £50,000 pax.

### Business Rates

The premises currently have a single entry in the Valuation Roll with a Rateable Value of £36,000. Parties should satisfy themselves on this.

### Legal Costs

Each of the parties will be responsible for their own legal costs associated with this transaction.

The tenant will be responsible for any LBTT and Registration Dues applicable.

### Enquiries

All enquiries and requests to view the premises should be directed to the sole agents:

**Doug Smart**

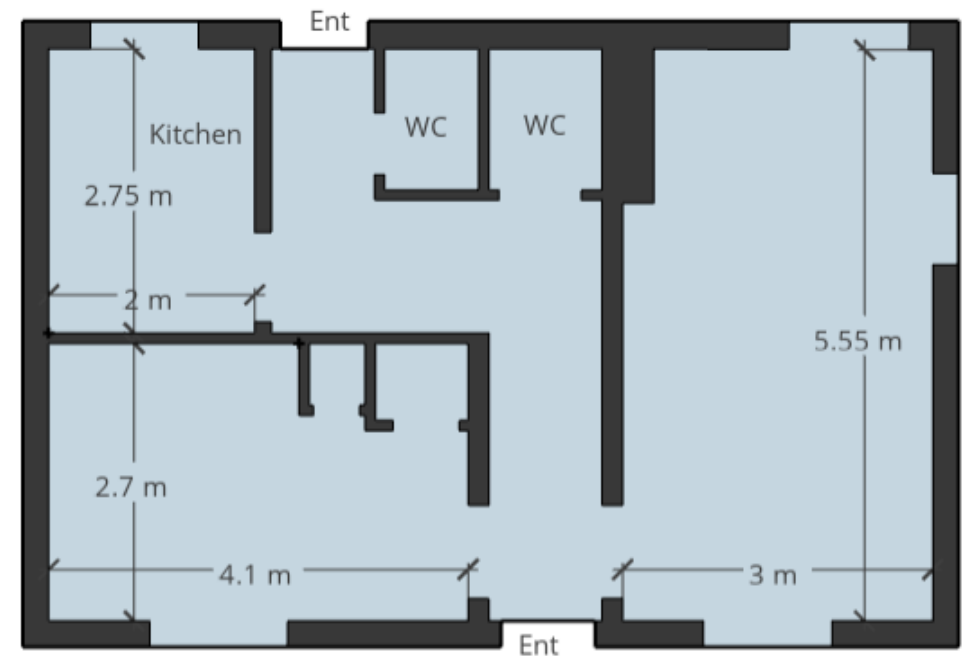
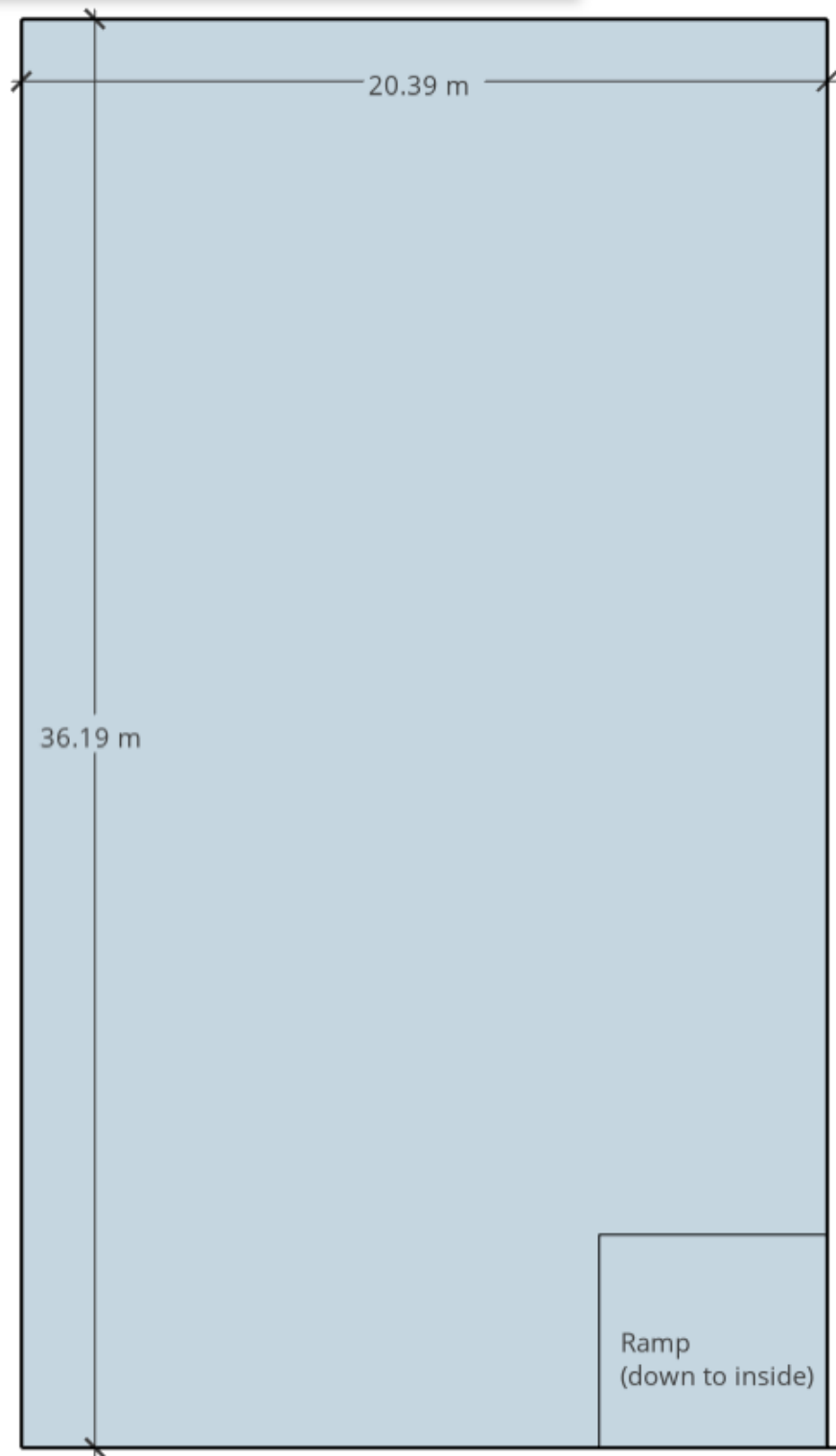
07850 517 323

[doug@smartandco.co.uk](mailto:doug@smartandco.co.uk)

**Graeme Duncan**

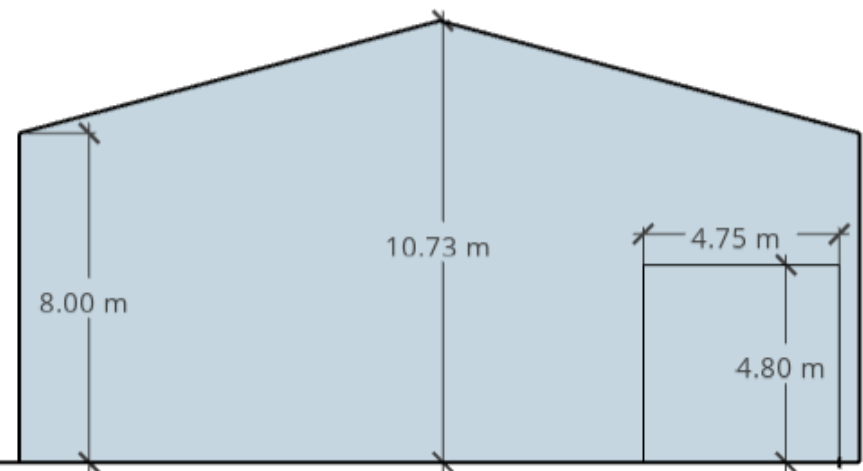
07954 815 365

[graeme@smartandco.co.uk](mailto:graeme@smartandco.co.uk)



OFFICE (Different Scale)

WAREHOUSE







01738 318 100 | [smartandco.co.uk](http://smartandco.co.uk) |

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