

TO LET
MODERN INDUSTRIAL UNITS



ARRAN PLACE, NORTH MUIRTON INDUSTRIAL
ESTATE, PERTH, PH1 3DU

- WELL PRESENTED INDUSTRIAL UNITS
- ESTABLISHED INDUSTRIAL LOCATION
- 3 PHASE ELECTRICITY
- AVAILABLE FOR LEASE
- UNITS FROM 1,615 SQ.FT

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.

The approximate location is shown by the OS Plan.

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 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.

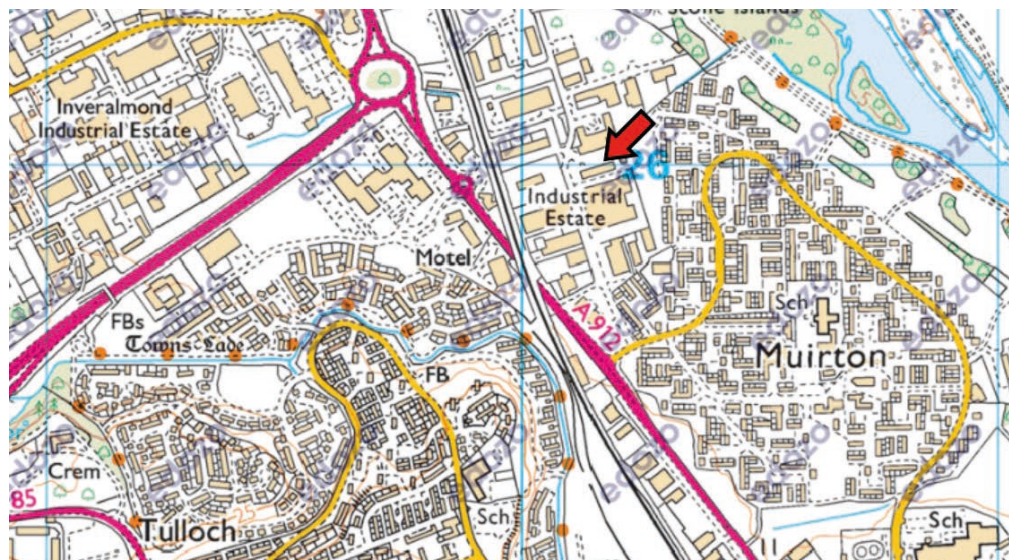
Mains electricity, gas and water supplies are laid onto the units in addition to telephone lines. Each unit has the benefit of a gas fired warm air heating system.

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.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following gross floor areas



Unit	Sq.m.	Sq.ft
Unit 3	134.58	1,615
Unit 4	134.58	1,615
Unit 5	134.58	1,615
Unit 6	134.58	1,615
Unit 7	134.58	1,615
Unit 8	134.58	1,615
Unit 10	99.96	1,076
Unit 11	99.96	1,076

TERMS

The subjects are available To Let. Further information is available from the Sole Letting Agents.

EPC

Available on request

VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

RATEABLE VALUE

Unit	Rateable Value
Unit 3	£7,000
Unit 4	£7,000
Unit 5	£7,000
Unit 6	£7,000
Unit 7	£7,000
Unit 8	£7,000
Unit 10	£4,800
Unit 11	£4,350

The Unified Business Rate 2021/2022 is 0.49p excluding water and sewage rates.

FURTHER INFORMATION AND VIEWING

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

To arrange a viewing please contact:



Garth Davison

Director

garth.davison@g-s.co.uk

01738 445 733



Murray Watson

Surveyor

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01738 445 733

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2022