

**ARRAN ROAD
NORTH MUIRTON INDUSTRIAL ESTATE
PERTH PH1 3DZ**



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FURTHER INFORMATION

For further information and rental details please contact the joint letting agents:



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Important: These particulars do not form part of any contract. The letting agents, nor any of their partners, directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intended purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract.

February 2014
Designed by Graffig

TO LET

**CLASS 4, 5 & 6 DESIGN & BUILD PACKAGES
FROM 464.5 SQ.M (5,000 SQ.FT) TO 7,432 SQ.M (80,000 SQ.FT)**

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Location

Perth, which has a population of approximately 41,000, is the principal town of Perth & Kinross District.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities. 90% of the country's population can be reached within a 90 minute drive. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the south west.

North Muirton Industrial Estate is located to the north of Perth town centre close to Inveralmond Industrial Estate and is accessed from Dunkeld Road, the town's motor mile.



Situation

The site, which extends to approximately 2.83 hectares (7 acres) is situated on Arran Road, the estate's principal thoroughfare.

Planning

We have been verbally advised by the Local Planning Authority that the site has been zoned for Use Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage and Distribution) under the existing Perth Local Plan.

Opportunity

It is our client's intention to undertake design and build packages to the incoming tenant's specification for units from 464.5 sq.m. (5,000 sq.ft.) to 7,432 sq.m. (80,000 sq.ft). Alternatively a speculative build may be undertaken of which an indicative layout is shown above.

Terms

Units will be available on new full repairing and insuring leases. The rent applicable to any unit constructed will be dependent on the specification required by the incoming tenant.



Rateable Value

Units will be required to be assessed upon occupation.



Legal Costs

The incoming tenant will be responsible for our client's reasonably incurred legal costs including stamp duty land tax, registration dues and any VAT thereon.

