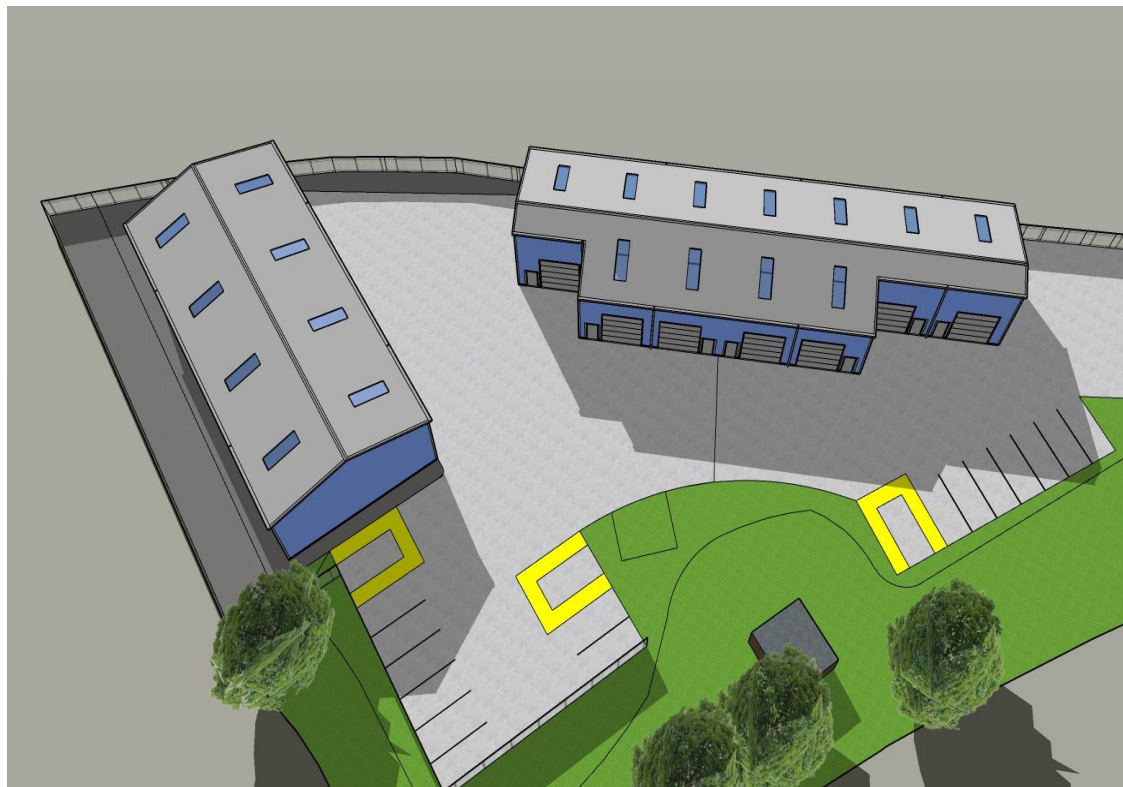
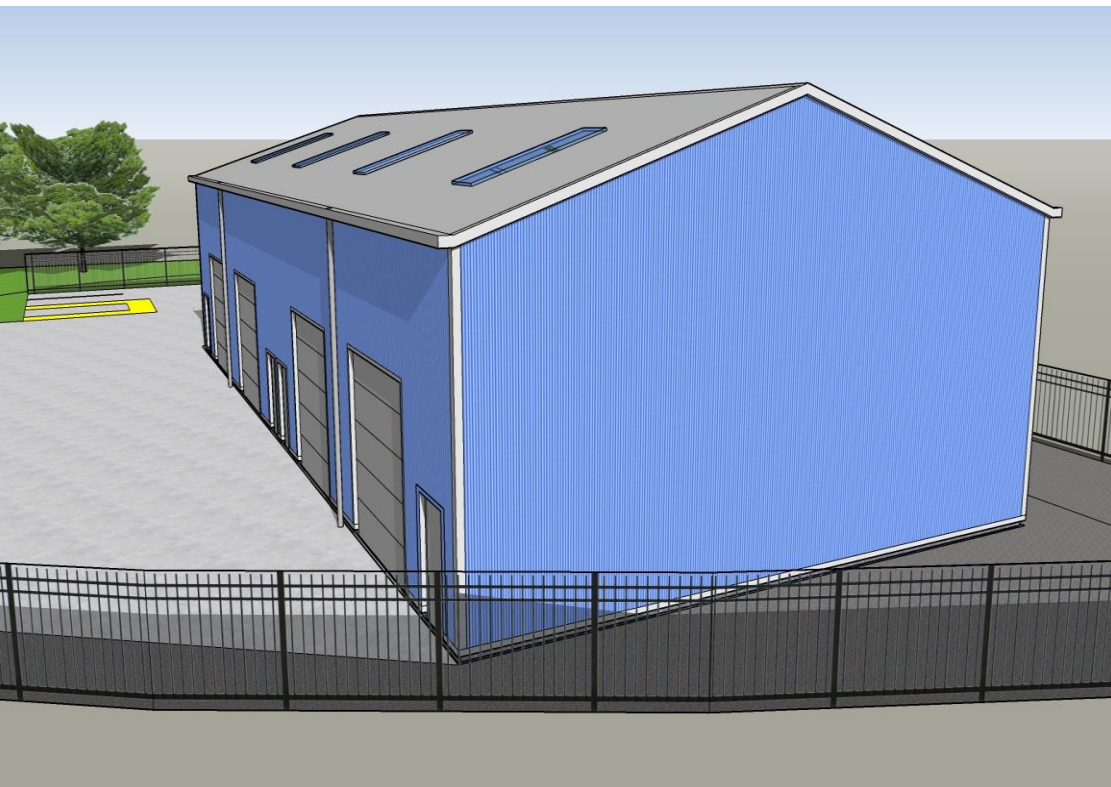
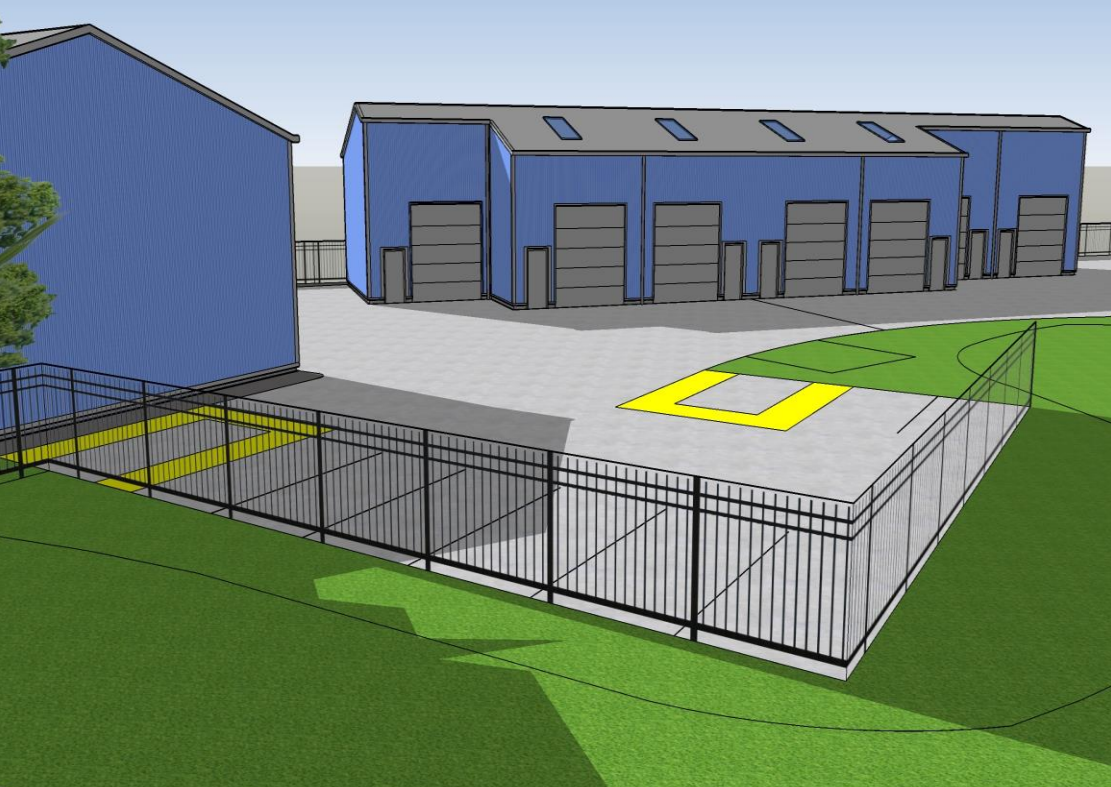


To Let | Starter Industrial Unit, The Triangle, Friarton Rd, Perth, PH2 8DY
11 x New Build Units ranging from 80 sq. m to 135 sq. m (866 sq. ft – 1,448 sq. ft)
Available from May 2021

SMART&CO.
surveyors & property consultants



Property Highlights

- Available May 2021
- New built units x 11 of varying sizes
- Secure shared compound with 24/7 access
- Mezzanine floor with each unit
- Eaves height of circa 6m
- Established business location
- Rents from £333.33 per month

Location

Situated in the heart of Perth's thriving business district to the South of the City Centre, The Triangle is ideally placed to access both the city centre and the motorway network.

The Triangle development is being developed by Castlecroft and sits adjacent to a number of other business properties such as King James VI Business Centre, Mid-Friarton Industrial Units, Moncrieff Business Centre, Tay House and Kinnoull House.

Neighboring occupiers include a number of established businesses such as Perth and Kinross Council, MGM Timber, Volpa, The Lending Channel, Frontier Agriculture, Source Energy, Flybox, Studio East Architects, Gordons of Perth, Scotbox, Scotloo and many more.

Description

The Triangle is a new industrial development with 11 terraced industrial units of varying small/starter sizes. Each unit has an eaves height of approximately 6m and incorporates a roller shutter door suitable for vehicular access, mezzanine floor and disabled toilet as standard.

The units are of steel portal framed design and clad with insulated profile cladding meaning they will be extremely well insulated and energy efficient.

Externally the development will be secure (fenced) and have a shared yard area suitable for parking cars and turning larger vehicles.

Accommodation

There are 11 units currently being constructed varying in size as listed below which can be cross-referenced looking at the image immediately to the right and using the floor layout plans on the back page of this brochure: -

Unit	Gnd Floor Area Sq ft	Mezz Sq ft	Total Area	Monthly Rent
11	517	349	866	£333.33
12	517	349	866	£333.33
13	775	388	1,163	£500.00
14	775	388	1,163	£500.00
15	775	388	1,163	£500.00
16	775	388	1,163	£500.00
17	775	388	1,163	£500.00
18	970	478	1,448	£666.66
19	970	478	1,448	£666.66
20	970	478	1,448	£666.66
21	970	478	1,448	£666.66

Lease Terms

Licence agreements are available for a minimum period of 12 months. All monthly rents quoted above are exclusive of VAT, annual maintenance fee and building insurance.

Business Rates

Still to be assessed. It is likely that most incoming tenants will be eligible to receive 100% small business bonus relief whereby no business rates will be payable.

Energy Performance Certificate

Still to be assessed but likely to be extremely energy efficient.

Legal Costs

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable.

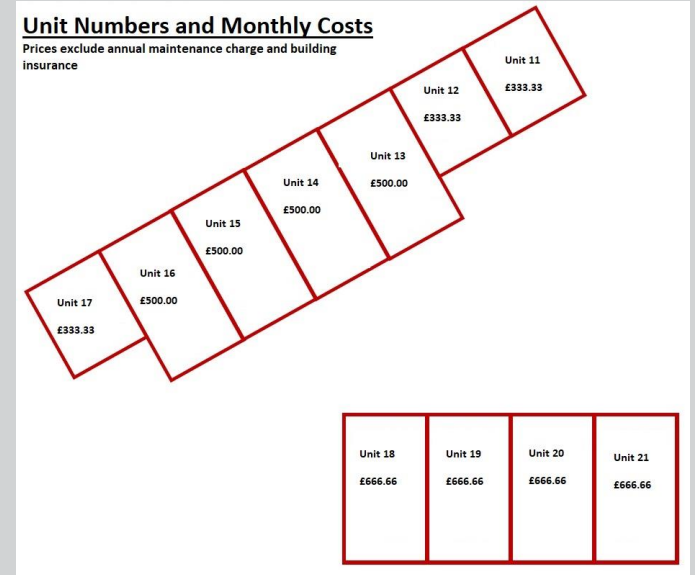
Enquiries to:

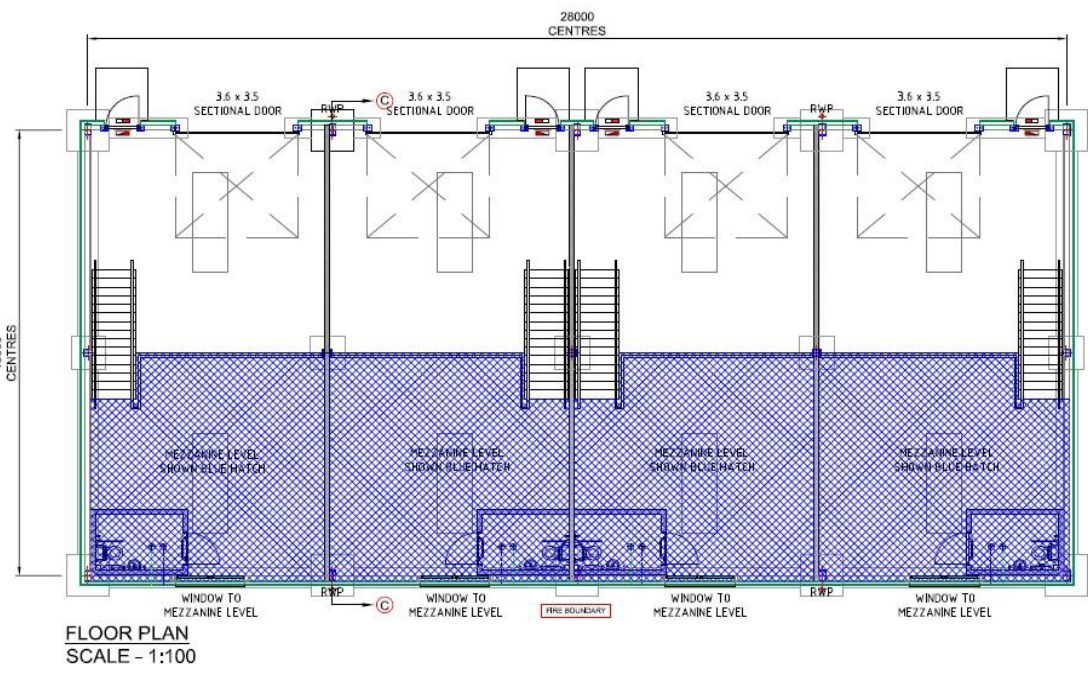
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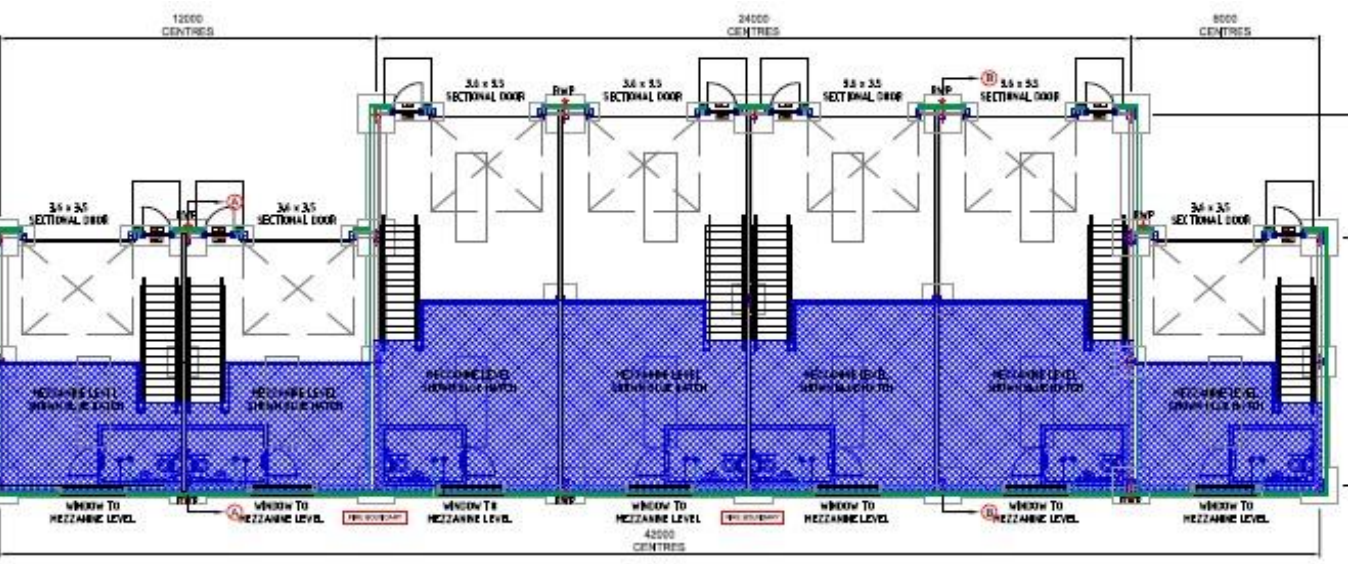
Unit Numbers and Monthly Costs

Prices exclude annual maintenance charge and building insurance

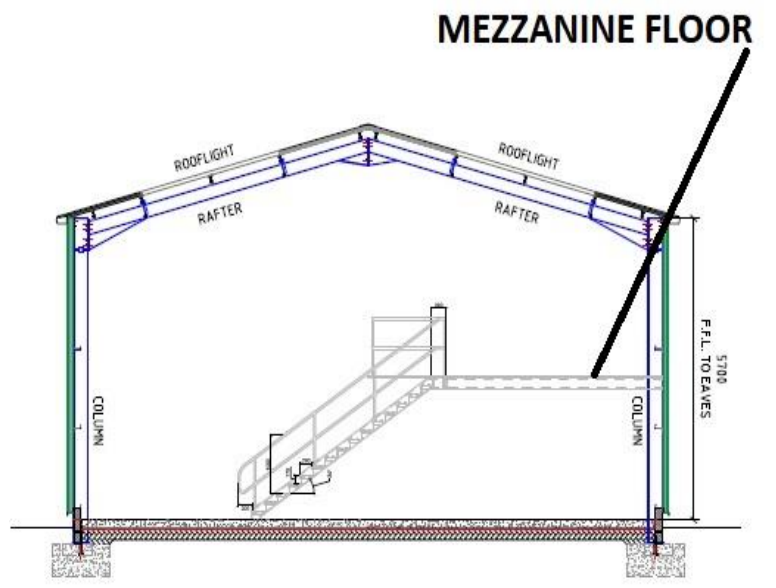




FLOOR PLAN
SCALE - 1:100



FLOOR PLAN
SCALE - 1:100



PROPOSED SECTION B-B

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