



A85 - PERTH TO CRIEFF



Industrial Yard, Office & Workshop, West Huntingtower, Perth, PH1 3NZ





## Property Highlights

- Highly sought-after secure yard with standalone office and workshop building
- Site extends to approximately 2,472 sq m (0.6 acres)
- Office has a gross internal area of 117.23 sq m (1,262 sq ft)
- Workshop has a gross internal area of 142 sq m (1,519 sq ft)
- Excellent transport links being close to the A9

## Location

Located in West Huntingtower on the western edge of Perth the site is ideally located for access to Scotland's main peripheral road network.

Perth was awarded City Status in 2012 and is one of the fastest growing cities in Scotland. Much of this growth is happening in the area immediately surrounding the subject property where 11,000 new homes are to be accommodated.

## Description

The property comprises a secure yard with office and workshop building. The office is located to the western edge close to the entrance and is single storey detached in a bungalow style with 7 cellular offices, kitchen and wc's. There is an additional male toilet accessed from a separate door at the gable end of the office. The office is heated via an oil-fired central heating system and lighting is predominately via ceiling mounted fluorescent fittings.

The workshop is located to the east of the site and has two large roller shutter doors that are approximately 4m in height. It has an internal eaves height of approximately 5m and an apex height of 6.2m. It also has vehicle inspection pit.

## Accommodation

The site extends to approximately 2,472 sq m (0.6 acres). The office has a gross internal area of approximately 117.23 sq m (1,262 sq ft). The workshop has a gross internal area of approximately 142 sq m (1,519 sq ft).

## Lease Terms

We are seeking an annual rental in the region of £30,000 per annum excluding vat for a negotiable period on full repairing and insuring terms.

## Business Rates

The Office and Yard has a Rateable Value of £15,600 and the Workshop has a Rateable Value of £5,800.

## Energy Performance Certificate

Awaiting completion.

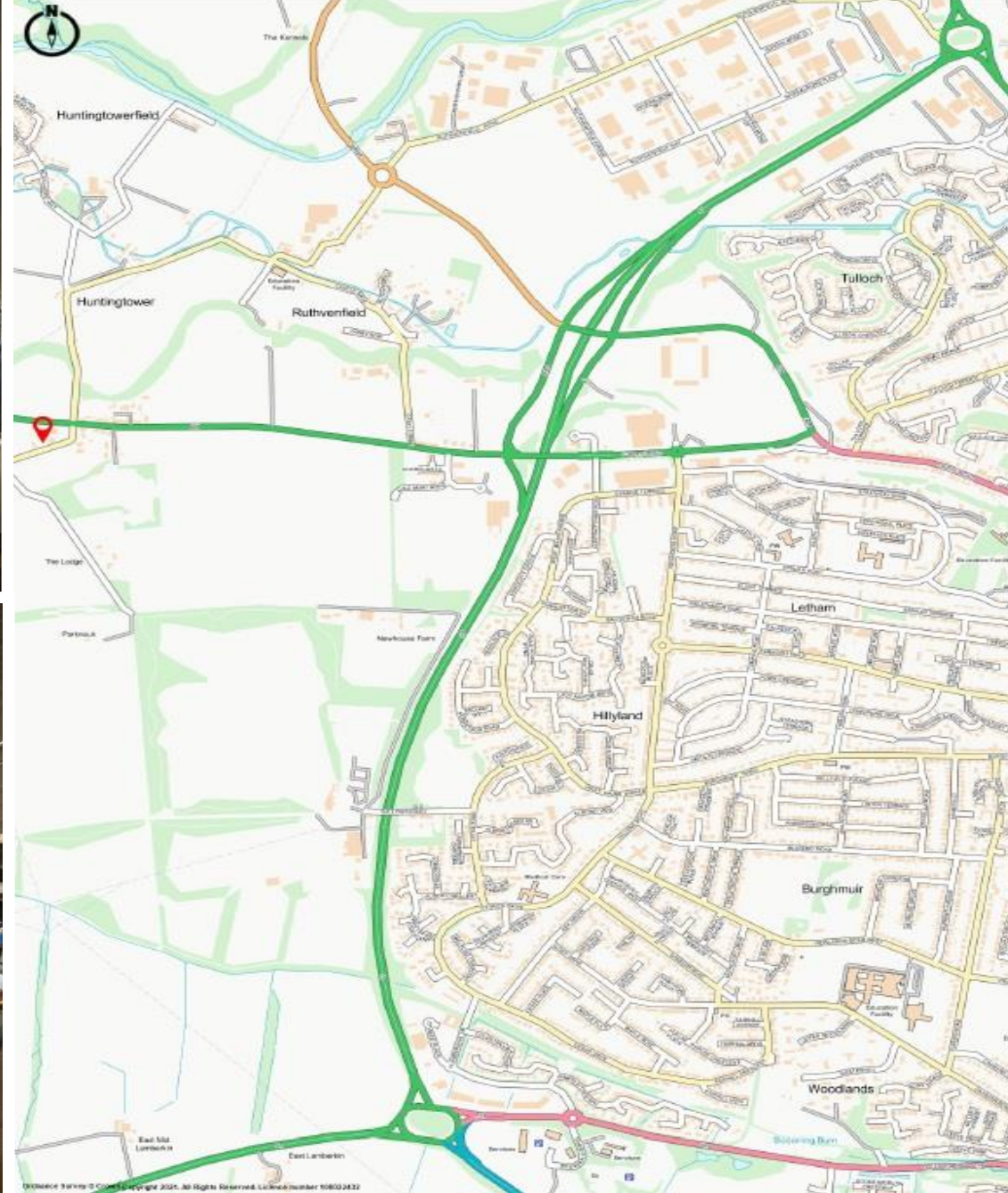
## Legal Costs

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

## All Enquiries

Graeme Duncan  
e: [graeme@smartandco.co.uk](mailto:graeme@smartandco.co.uk)  
t: 01738 318 100  
m: 07954815365





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

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