

INCENTIVES  
AVAILABLE



Unit A, Arran Road, Perth  
Warehouse with Enhanced Security & Office

To Let

235 sqm (2,525 sqft)

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

## Property Highlights

- ✓ Easily Accessible Location
- ✓ Well Established Trade Counter Area
- ✓ Enhanced Security
- ✓ Parking Adjacent

### Situation

Perth is centrally located and extremely well connected with 90% of Scotland's population within 90 minutes drivetime of the City. Perthshire is home to a number of world-class education and research institutions and major companies including; SSE, Aviva, Stagecoach and Highland Spring.

Situated in the North Muirton area of Perth, with excellent connectivity to the A9 close to Inveralmond Roundabout. The immediate area is a well established home to many Trade Counter operations such as: Jewson; CTD; Grahams; Dulux; Edmundson Electrical; Dingbro, Danscot. Perth Motor Mile is also very nearby with occupiers such as Arnold Clark, Grassicks, John Clark, Stratstones. The property occupies an extremely prominent corner situation opposite Jewson, CTD & Grahams.

### Description

The property forms part of a larger, building which houses trade-counter, storage and workshop units. Occupiers include: SCO-Tech, JACS (Joinery Supplies), SSE, Netherton Tractors, Padlocked Self Store. The subjects comprise a storage warehouse with offices + mezzanine storage above and WC. Access to the unit is via a metal roller shutter and loading dock shown in the photo opposite.

We believe the Gross Internal Area for the warehouse to be: **235 m2 (2,525 ft2)**

### Energy Performance Certificate

Copies available on request.

### Lease Terms

The property is available for a negotiable period on FRI terms at a quoting rent of £16,000 pax. Incentives available subject to terms.

### Business Rates

The property is currently entered in the Valuation Roll with an RV of £7,600. This should qualify for 100% exemption from Business Rates. Interested parties should satisfy themselves on this.

### Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.

The incoming tenant will be responsible for any LBTT and Registration Dues

### Enquiries

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Unit A





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