



Unit 4, Ruthvenfield Way Business Park, Inveralmond, Perth, PH1 3UF

To Let

Modern Industrial & Office Unit

155 sqm (1,672 sqft)

- Prominent accessible location
- Large Internal Office
- On-site car parking
- 100% rates relief (subject to eligibility)
- **£1,050 per month rental**

Location

The subject property is prominently located on Ruthvenfield Way within the heart of Inveralmond Industrial Estate.

Neighbouring occupiers include James Wilson Electricians, Stratton ATV, Smart Renewable Heat, Proclean, Wolsey and CEF.

Description

The property comprises a newly built industrial unit with separate internal office and toilet areas. It is extremely well insulated throughout.

The previous tenants have fitted the unit out to a high standard with large office/staff area.

Accommodation

We have measured the property to have a gross internal area of approximately 155 sq m (1,672 sq ft).

Internally this is split by approximately 64% industrial space and 36% office accommodation. The roller shutter door is both insulated and electronically operated.

Lease Terms

We are seeking a monthly rent of £1,050 subject to a minimum 3-year lease commitment.

VAT

All prices quoted are exclusive of VAT which may be payable.

Business Rates

The subject property has a Rateable Value of £10,300 effective from 1 April 2023 meaning the incoming tenant may be eligible for 100% small business bonus relief being below the new £12,000 threshold.

Energy Performance Certificate

Available on request.

Legal Costs

Each party will be liable for their own legal costs incurred.

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