



BERTHA PARK

INVERALMOND INDUSTRIAL ESTATE

INVERALMOND RETAIL PARK

RUTHVENFIELD ROAD

A9 NORTH TO INVERNESS

A9 SOUTH TO STIRLING / EDINBURGH

INVERALMOND ROUNDABOUT

AVAILABLE Q2 2024

Lawgrove Place, Perth, PH1 3EE  
Refurbished Warehousing / Workshops & Large Yard Areas  
Available In Part or Whole

To Let  
233 - 1,699 m<sup>2</sup>  
(2,507 - 18,287 ft<sup>2</sup>)

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



CGI Image Showing Proposed External Refurbishment of Lawgrove Place, Perth



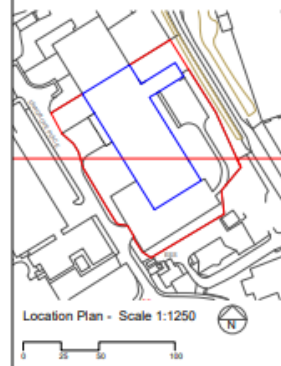


NORTH - EAST ELEVATION



- Unit 1 - 531 sq.m. / 5715 sq.ft
- Unit 2A - 593 sq.m. / 6383 sq.ft
- Unit 2B - 96 sq.m. / 1033 sq.ft
- Unit 3 - 254 sq.m. / 2734 sq.ft
- Unit 4 - 233 sq.m. / 2507 sq.ft
- Units 5,7&8 - 1466 sq.m./15780 sq.ft
- Potential Unit 5 - 399 sq.m. / 4294 sq.ft
- Potential Unit 7 - 259 sq.m. / 2787 sq.ft
- Potential Unit 8 - 808 sq.m. / 8697 sq.ft

Do not scale from this drawing.  
All dimensions are to be checked on site.  
Works to be carried out in accordance with the bye-laws and regulations of Local Authorities and Statutory Undertakers.



Rev.	Amendment	Date

Rev.	Amendment	Date

Drawing type: Building Warrant

This is a true copy of the drawing referred to in the Application.

DATED: .....  
SIGNED: .....

Client: .....

Project: Lawgrove place, Perth  
Inverlomond Industrial Estate

Title: Floor Plan as Proposed

Drawn: PV	Date: Jan 24
Scale: 1:100@A0	Checked: .....
Drawing no: 2414-PR-FP	Rev.:

**ROSS MOORE**  
CHARTERED BUILDING SURVEYORS, PROJECT MANAGERS

95 West Regent Street, Glasgow G2 2BA  
tel: 0141 332 2202 fax: 0141 332 2150

**FLOOR PLAN AS PROPOSED**  
Scale 1:100

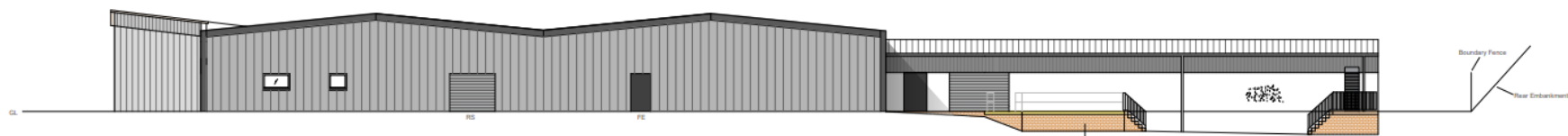
KEY:  
 DENOTES EXISTING STRUCTURE  
 DENOTES PROPOSED NEW DIVIDING PARTITIONS  
 ENRANCES, R/S DOORS & AWCs



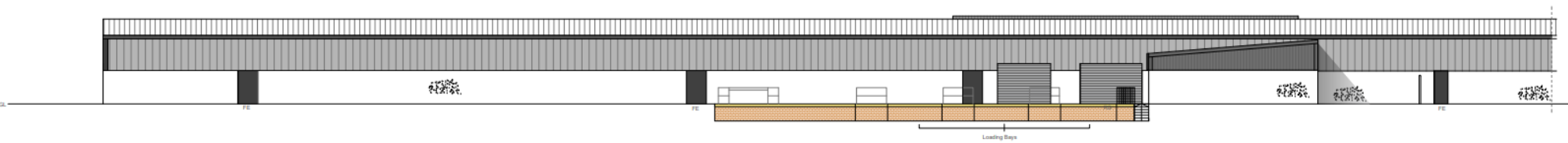
# ELEVATIONS AS PROPOSED



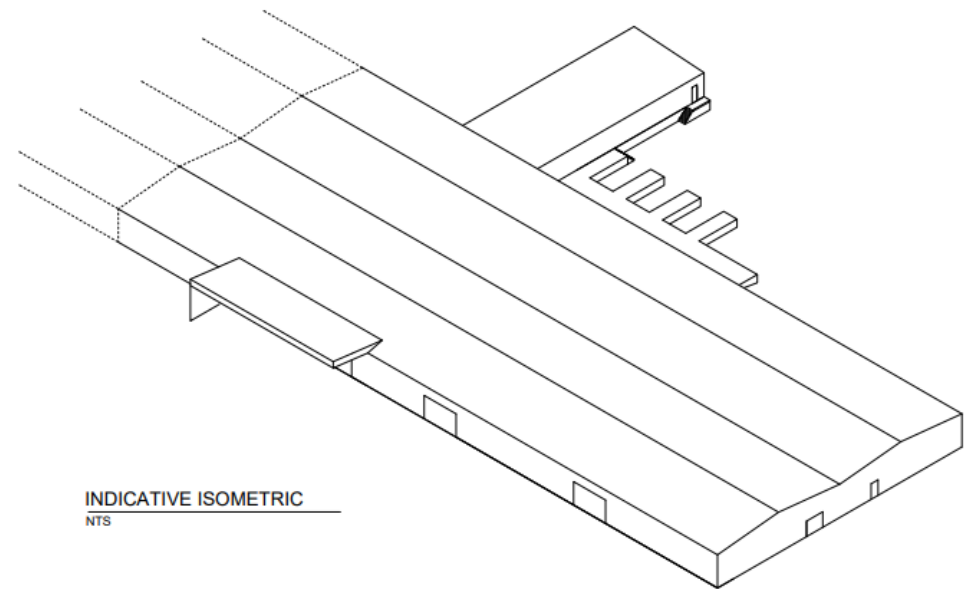
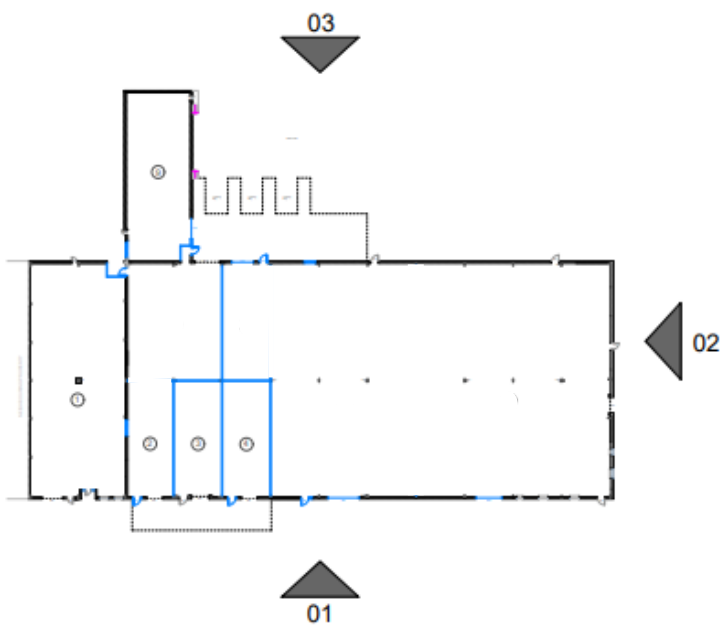
01 SOUTH - WEST ELEVATION  
SCALE @ 1:100



02 SOUTH - EAST ELEVATION  
SCALE @ 1:100



03 NORTH - EAST ELEVATION  
SCALE @ 1:100



INDICATIVE ISOMETRIC  
NTS

## Location

The City of Perth is extremely well located in the centre of Scotland and is connected to 90% of Scotland's population within just 90 minutes drivetime. With its immediate access to Scotland's national road network, airports and the city's rail links, Perth has quick and easy access to national markets and talent.

Lawgrove Place is ideally located within Inveralmond Industrial Estate - Perth's prime industrial area and is situated strategically close to the A9, providing easy access to the rest of Scotland.

## Description / Sizes

A range of units are being created to provide a range of sizes. Units may be combined. Each unit will benefit from its own roller door for vehicular loading and will be completed to a shell specification allowing ingoing tenants full flexibility regarding their layout and fit out to suit different uses.

## Lease Terms / Insurance / Maintenance / Sizes

The premises are available on market terms. Incentives may be available depending on other lease terms.

Leases will be on Full Repairing and Insuring terms.

## Services

The properties are serviced with mains drainage and electricity.

## Business Rates

As normal, Business Rates are the tenants responsibility.

The units will require to be assessed upon completion of the refurbishment work, however it is anticipated that units will benefit from rates relief initially. Please contact the agents to discuss this.

## Legal Costs

Each party will be responsible for their own legal costs with the tenant being responsible for LBTT and registration dues.

## Viewings / Enquiries

For more info or to arrange viewings, please contact the Letting Agents:

Doug Smart

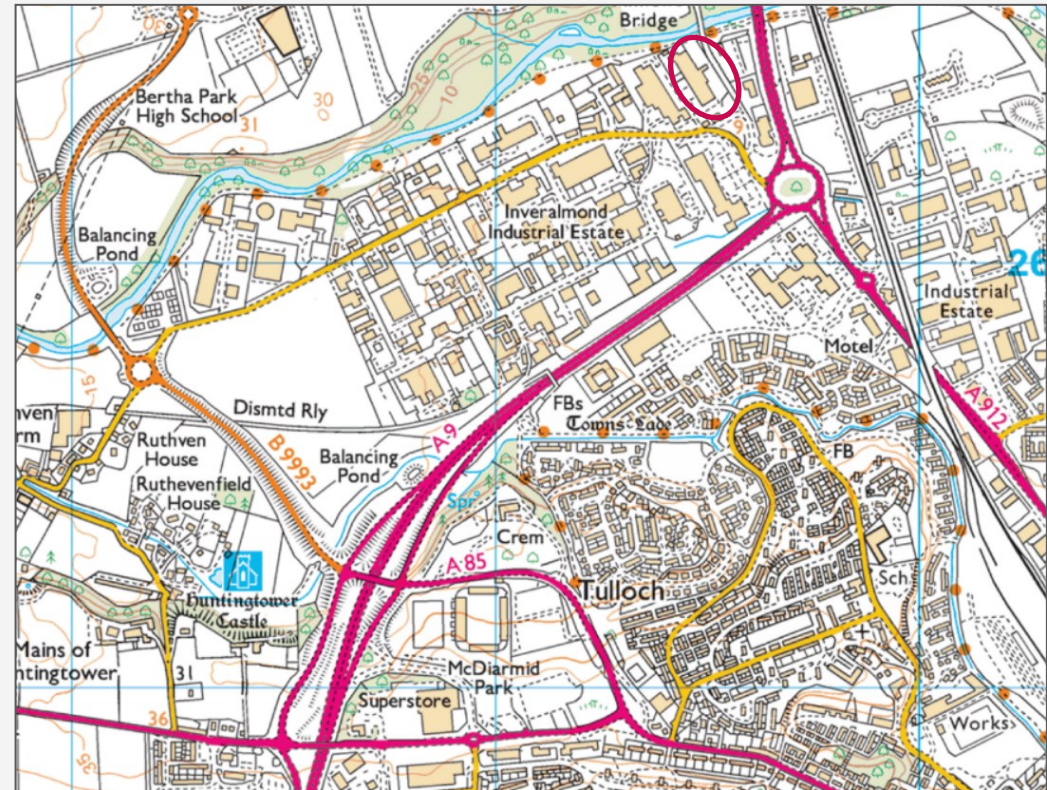
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