



Inveralmond Industrial Estate, Perth

Site area 0.80 Ha (2 acres)

TO LET

Rare opportunity to acquire land by way of ground lease

- 2 acre industrial development site
- Perth's premier industrial estate in a prominent location



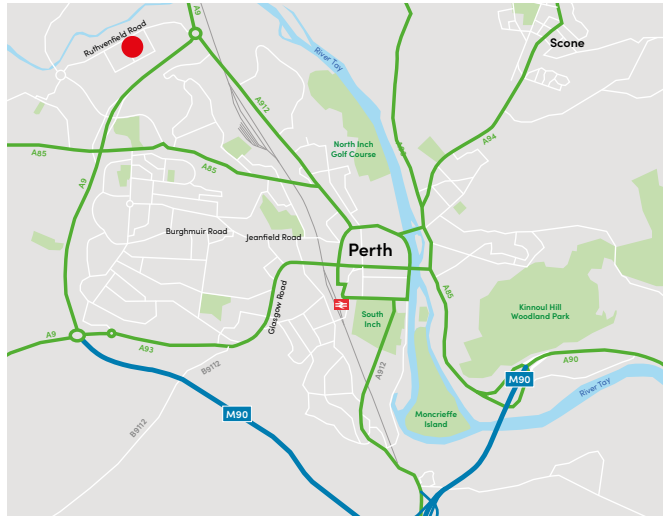
Location

The subject site is located within Inveralmond Industrial Estate, Perth's premier industrial estate. The site has frontage on to Ruthvenfield Road and Inveralmond Road, two of the main thoroughfares within the estate.

Perth is a convenient location to service central Scotland lying approximately 40 miles north of Edinburgh, 60 miles north east of Glasgow, 35 miles north east of Stirling and 18 miles west of Dundee.

The estate is located 2 miles north west of Perth City Centre accessed from the Inveralmond Roundabout and sits adjacent to the A9, a strategic road linking the central belt with the north of Scotland.

More specifically, the subjects benefit from prominent location situated on Inveralmond Road. Occupiers within the immediate vicinity include Screwfix, Toolstation, Topps Tiles, Bear Scotland, City Electrical Factors, DHL Parcel, Fishers, Parcelforce Worldwide and MGM Timber.



Description

The subjects comprise a concrete surfaced industrial plot. Site boundaries are well defined. Excellent frontage onto Ruthvenfield Road, the main route through the estate, and Inveralmond Road from which vehicular access is obtained.



Terms

The site is available as a long leasehold. All formal offers must be accompanied by an outline of the prospective tenant's development proposals. The Council will require that the successful party's development is completed within a reasonable timescale and the successful party will be required to enter into a development agreement with the Council to regulate timescales for development. Interested parties are advised to note their interest in writing to ensure they are advised of any closing dates. A closing date will be set and interested parties will be notified of the closing date arrangements.

Planning

The site is identified in the Perth & Kinross Local Development Plan 2019 as an employment site with outline planning consent for commercial uses to include Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution) uses. For further information on Planning interested parties are encouraged to make direct contact with the Development Management team at Perth and Kinross Council who can be contacted at: Development Management, The Housing and Environment Service, Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5GD. Customer Service Centre: 01738 475300. Email: developmentmanagement@pkc.gov.uk

Business Rates

Any enquiry in relation to the rateable value of the site or proposed property should be directed to Tayside Valuation Joint Board, Robertson House, 1 Whitefriars Crescent, Perth, PH2 0LG. For information in relation to the payment of business rates this should be directed to Housing and Community Care- Revenues at Perth and Kinross Council, 35 Kinnoull Street, Perth, PH1 5GD (Tel. 01738 475000).

VAT

To be confirmed.

Legal Costs

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



Viewing & Further Information

Strictly through the agents:

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