

## YARD SPACE

- > LOCATED IN BUSINESS PARK ON OUTSKIRTS OF PERTH
- > VARIOUS YARDS/OPEN STORAGE EXTENDING TO GROSS AREA 249.90 SQ. M (0.06 ACRES) EACH
- > AFFORDABLE RENT OF £700PCM
- > 100% RATES RELIEF



# TO LET

**GLENALMOND BUSINESS PARK, DALCURE, BY PERTH, PH1 3LX**

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## LOCATION

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

Glenalmond Business Park comprises a substantial commercial location extending to approximately 23.6 acres (9.6 hectares). The site is accessed via a tarmac surfaced track from Dalcrue Bridge which leads directly into the estate.

## DESCRIPTION

The subjects comprise various secure yard areas which have been primarily laid in hard standing.

The sites benefit from electric/water connection as well as secure access and fencing.

## LEGAL COSTS

The tenant shall be responsible for our clients incurred legal costs, stamp duty and registration dues etc.

## VAT

For the avoidance of doubt all prices quoted are exclusive of VAT, which will be charged at a current rate.

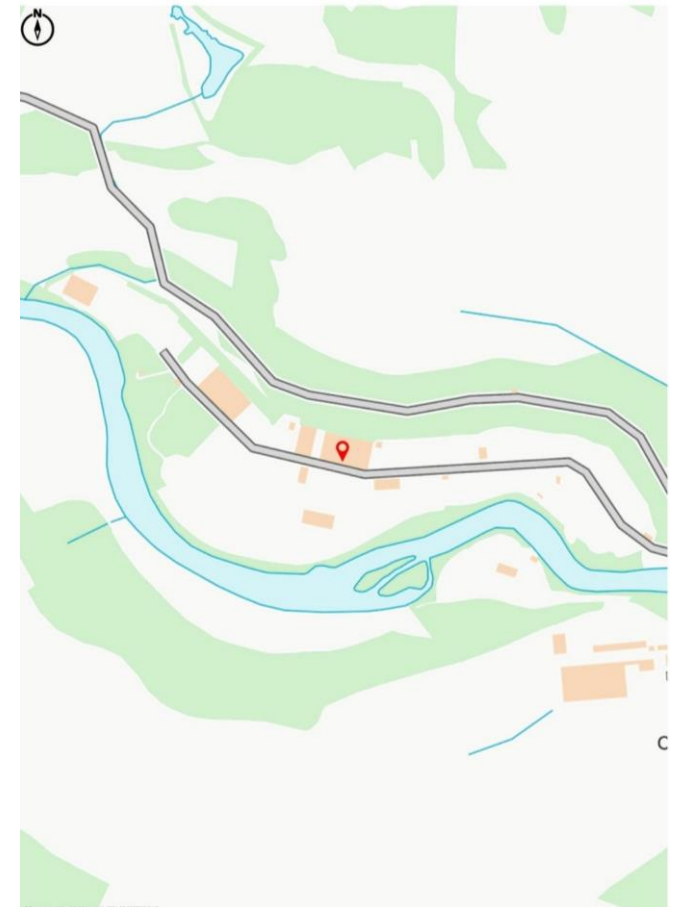
## TERMS

The individual yards are available to lease for a negotiable period of years.

Asking Rent: £700pcm

## MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 2 Whitefriars Crescent, Perth, PH2 0PA – 01738 638188  
Jonathan Reid – j.reid@shepherd.co.uk

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