

Ruthvenfield Road, Perth, PH1 3TT

Perth's premier industrial location



LOCATION

Perth, which has recently been awarded City status, is situated approximately 43 miles north of Edinburgh and 61 miles north east of Glasgow. Dundee lies approximately 22 miles to the east. This City has a resident population of approximately 45,000 and is the principal town of the Perth and Kinross district. The subject premises are located to the north west of the city within Inveralmond Industrial Estate which is a popular and well-established trading estate.

The area is a key business location situated adjacent the A9 western bypass with direct access to the local and national road network beyond. The units form part of Inveralmond Trade Park which includes occupiers such as Screwfix, Harbro, UK Mail, Topps Tiles, Turner Hire Drive, Shore Laminates and Everest. Nearby occupiers include Marks & Spencer, Aldi, Arnold Clark, Tiso, Stagecoach and Tayside Contracts.

DESCRIPTION

Inveralmond Trade Park comprises a total 20 units. 3 are available for immediate occupation. The units are of steel portal frame construction with concrete floors, block in-fill walls to dado height and externally clad in insulated profile aluminium sheeting above. Each unit benefits from electrically operated roller shutter doors, partially

glazed frontage with pedestrian entrance and a minimum eaves height of 7 metres. The units are located in a prime location within Inveralmond Industrial Estate, close to the Inveralmond Roundabout and with excellent frontage to Ruthvenfield Road. The subjects are available as a whole or as individual units.

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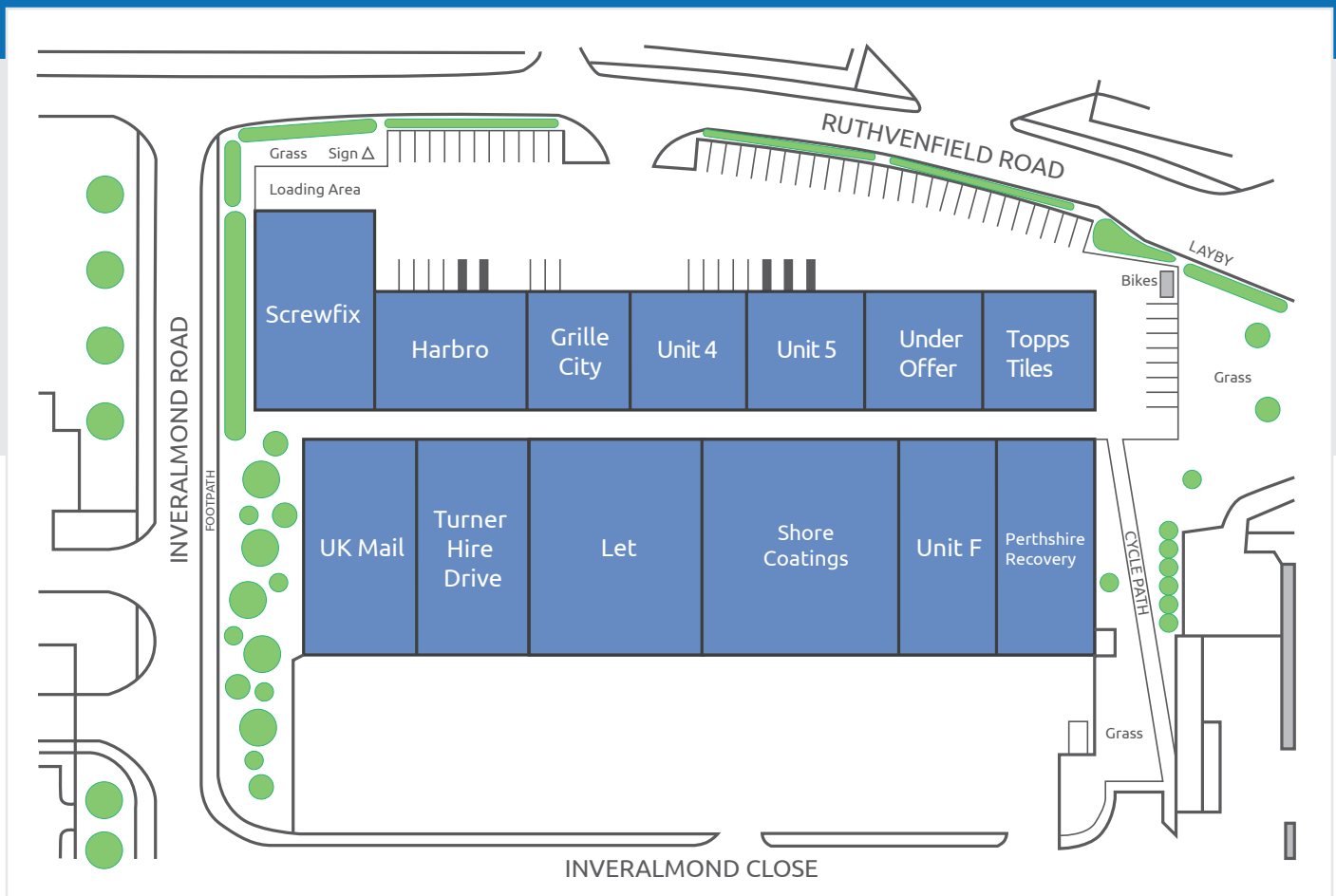
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AVAILABLE UNITS

Unit	Sq ft	Rent	RV	Service charge	Insurance	EPC rating
4	3,418	P.O.A.	T.B.A	£1,700	£500	D
5	3,934	P.O.A.	T.B.A	£1,900	£550	D
F	5,770	£26,000	£21,800	£1,970	£550	C

SERVICES

The units are served with mains electricity(3 phase), gas and water.

PLANNING

The units are suitable for Class 4, 5 & 6 use with ancillary trade and limited retail sales. A copy of the planning consent is available on request.

RATEABLE VALUE

The units will require to be assessed, depending on subdivision.

VAT

Prices are quoted exclusive of VAT (if applicable).

Roscco for themselves and for the lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Roscco has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals are quoted exclusive of VAT unless otherwise stated. Prospective lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING/FURTHER INFORMATION

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