FALCONER

PROPERTY CONSULTANTS

TO LET

Unit B, Arran House Business Park,
Arran Road, Perth, PH1 3DZ

INDUSTRIAL UNIT

- MODERN INDUSTRIAL UNIT
- EXCELLENT TRANSPORT NETWORKS
- 2,500 SQ FT
- £12,500 PER ANNUM
- GOOD EAVES HEIGHT
- LARGE ROLLER DOOR
- READY FOR IMMEDIATE OCCUPATION
- GOOD LEVELS OF PARKING





LOCATION

Perth is a city in central Scotland, located on the banks of the River Tay. It is the administrative centre of Perth and Kinross council area and the historic county of Perthshire. According to the preliminary 2011 census results Perth, including its immediate suburbs, has a population in the region of 50,000.

The strength of Perth's economy lies in its diversity, with a balance of large companies, the public sector, a broad range of small and medium-sized enterprises and many self-employed business people. The development in renewable energy, insurance, manufacturing, leisure, health and transport is stimulating employment.

Perth's city centre is situated to the west of the banks of the River Tay. The pedestrianised portion of the High Street, which runs from the junction of St John Street to Scott Street, is the main focus of the shopping area. The centre has a variety of major and independent retailers.

From a local context the property is situated on the eastern side of Arran Road between its junctions with Arran Place and Bute Drive. The subjects are in close proximity to the motorway network. Surrounding occupiers are a mixture of trade counter and light industrial uses.





DESCRIPTION

The Subjects comprise a modern terraced industrial unit with parking area. The property is of steel portal frame surmounted by a pitched roof. To the front of the property is a large roller shutter door with separate pedestrian entrance door.

Internally the subjects provide an open plan workshop space together with office and w.c facilities. The subjects benefit from a mezzanine storage area.

The subjects benefit from prominent frontage onto Arran Road.

PLANNING

All queries in relation to the use class of the subjects should be addressed to Perth Council Planning Department.

FLOOR AREAS

From sizes provided by our client, we understand that the subject property, measured in accordance with the RICS Property Measurement Professional Statement (Second Edition, May 2018) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice to extend to the following approximate gross internal area (GIA):

232.2m^2/2,500ft^2

PROPOSAL

Offers of £12,500 per annum are invited for a new Full Repairing and Insuring (FRI) Lease.

EPC

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CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

VAT

Vat will be payable where applicable.

RATING

The current rateable value is £9,100.

Qualifying businesses may be able to qualify for small business rates relief.

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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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