

ARRAN ROAD

NORTH MUIRTON INDUSTRIAL ESTATE, PERTH PH1 3DZ



TO LET

CLASS 4, 5 & 6

924 SQ.M (10,000 SQ.FT)



LOCATION

Perth, which has a population of approximately 43,000, is the principal town of Perth & Kinross District.

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

North Muirton Industrial Estate is located to the north of Perth town centre close to Inveralmond Industrial Estate and is accessed from Dunkeld Road, the town's motor mile.

J Smart & Co
Existing developments

Almond Business Centre

Holiday Inn Express

J Smart & Co
Existing development
Let To Dingbro Ltd

SUBJECT SITE
North Muirton Industrial Estate

McLauchlan Transport Perth

AIM Developments

Scottish & Southern Energy PLC

A9 to Edinburgh

Parecellforce

Scottish Hydro Electric

FUTURE DEVELOPMENT

TO LET
UNIT 1

TO LET
UNIT 2

ARRAN ROAD

AVAILABILITY

Phase 1 provides up to 924 sq m (10,000 sq ft) of modern industrial accommodation, in one terrace, offering unit sizes from 462 sq m (5,000 sq ft).

UNIT NO.	SQ M	SQ FT
1	462	5,000
2	462	5,000
TOTAL	924	10,000

SPECIFICATION

- Energy Performance Certificate Rating “B”
- Minimum 6m eaves height to underside of haunch
- 3 phase power supply and connectivity to mains gas, water and drainage
- Power floated concrete floors
- Walls constructed of a combination of brick, block work and profiled metal cladding
- Profiled metal sheet roof incorporating approximately 10% translucent light panels
- Electrically operated insulated sectional ‘up and over’ doors providing vehicular access
- Glazed pedestrian entrance
- Generous secure communal yard with vehicle and cycle parking
- Enclosed by metal palisade fencing and security gates

SITUATION

The site, which extends to approximately 2.83 hectares (7 acres) is situated on Arran Road, the estate’s principal thoroughfare.

PLANNING

We have been verbally advised by the Local Planning Authority that the site has been zoned for Use Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution) under the existing Perth Local Plan.

OPPORTUNITY

It is our client’s intention to undertake design and build packages to the ingoing tenant’s specification for units from 464.5 sq.m. (5,000 sq.ft.) to 7,432 sq.m. (80,000 sq.ft).

ARRAN ROAD

TERMS

Units will be available on new full repairing and insuring leases. The rent applicable to any unit constructed will be dependent on the specification required by the incoming tenant.

RATEABLE VALUE

Units will be required to be assessed upon occupation.

LEGAL COSTS

The incoming tenant will be responsible for our client's reasonably incurred legal costs including stamp duty land tax, registration dues and any VAT thereon.

FURTHER INFORMATION

For further information and rental details please contact the joint letting agents.

**MONTAGU
EVANS**

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Sibbald**

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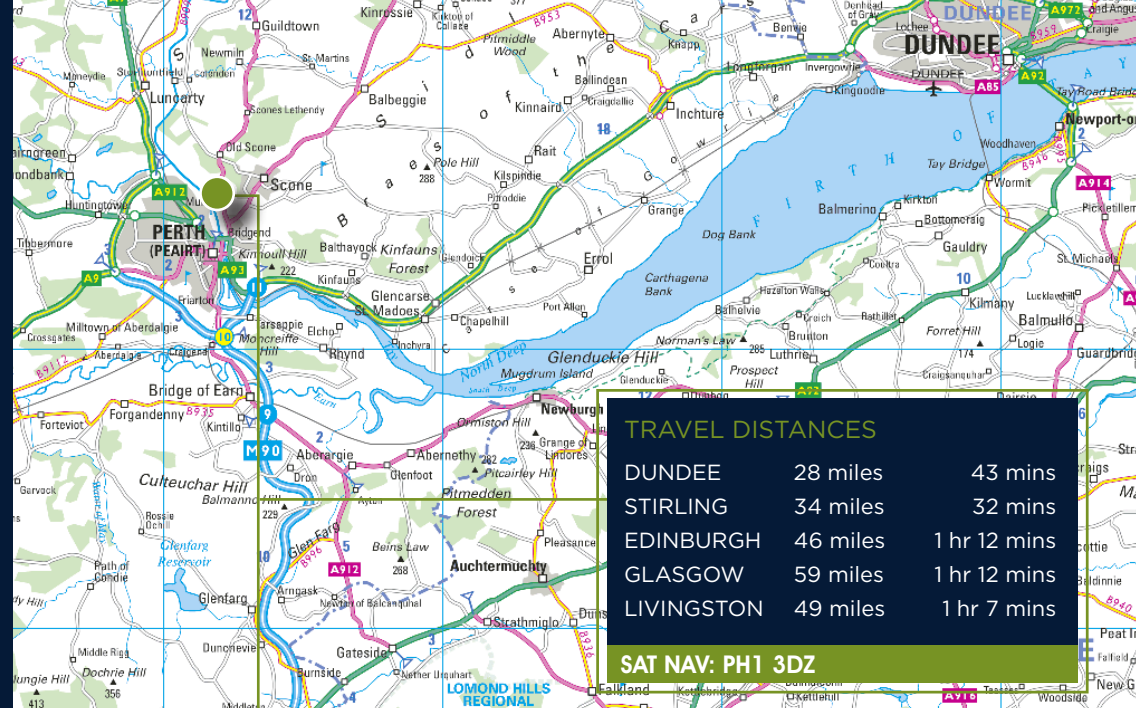
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Important: These particulars do not form part of any contract. The letting agents, nor any of their partners, directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intended purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract.

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Designed by **Graffig**



TRAVEL DISTANCES

DUNDEE	28 miles	43 mins
STIRLING	34 miles	32 mins
EDINBURGH	46 miles	1 hr 12 mins
GLASGOW	59 miles	1 hr 12 mins
LIVINGSTON	49 miles	1 hr 7 mins

SAT NAV: PH1 3DZ



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