INVERALMOND Trade Park

ROSSCO PROPERTIES

Inveralmond Trade Park, Perth, PH1 3TT

PERTH'S PREMIER INDUSTRIAL LOCATION

LOCATION

Perth is situated approximately 43 miles north of Edinburgh and 61 miles north east of Glasgow. Dundee lies approximately 22 miles to the east. The city has a resident population of approximately 45,000 and is the principal city of the Perth and Kinross district.

Inveralmond Trade Park is located to the north west of the city and is an important and established trading estate. The area is in a key business location sitated adjacent to the A9 western bypass with direct access to the local and national road network beyond.

Current occupiers include Screwfix, Harbro, DHL Parcels, Shore Laminates, Toolstation, Stevenswood and Eastern Western Motor Group. Nearby occupiers include Marks & Spencer, Aldi, Arnold Clark, Tiso, Stagecoach and Tayside Contracts.

UNITS

Inveralmond Trade Park comprises a total 20 units. The units have a steel portal frame construction with concrete floors, block in-fill walls to dado height and externally clad in profile sheeting above.

AVAILABLE UNITS A & 7 both have a minimum eaves height of 3.9 metres and Unit A benefits from a secure yard.
All units are located in a prime location within Inveralmond Industrial Estate.

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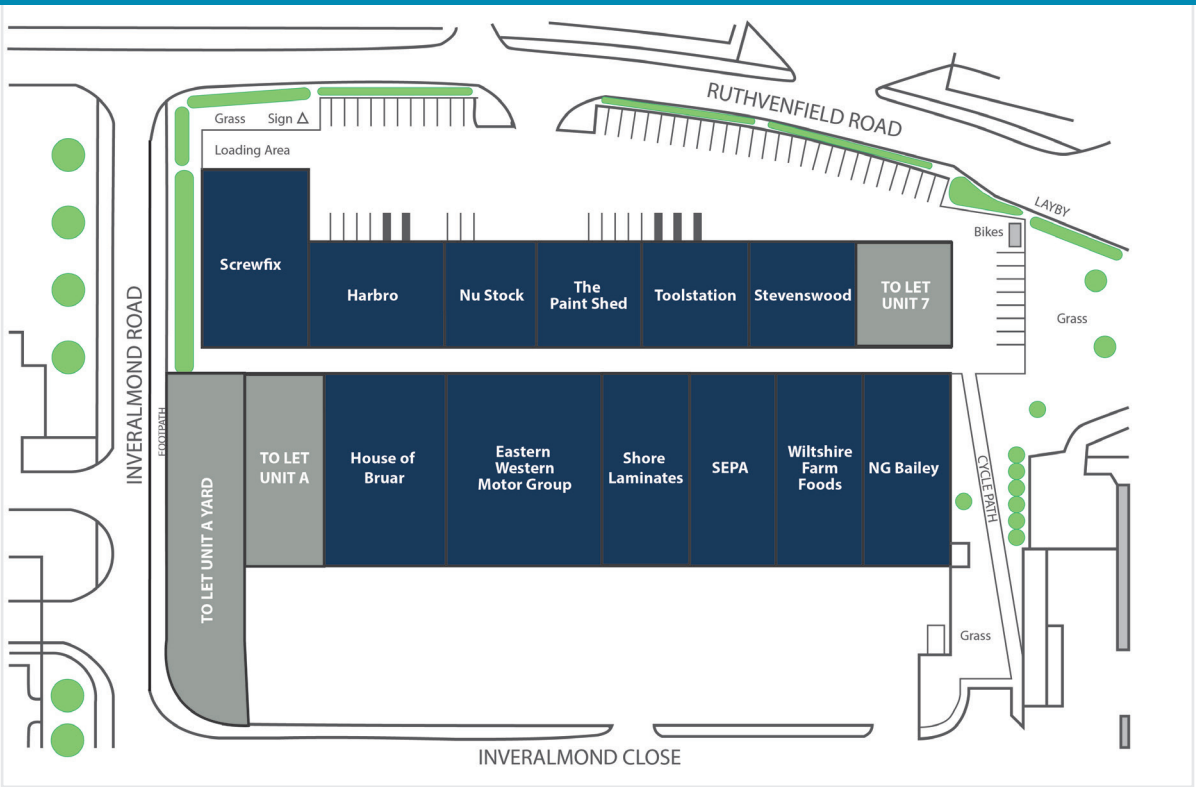
UNIT MAP



DETAILS OF THE AVAILABLE UNITS

Unit	Sq ft	Rent	RV	Insurance	EPC rating
A	5812	£40,200	£17,100	£924.22	C
Unit A Yard	-	£12,000	-	£126.56	-
7	3934	£55,076	£29,800	£794.54	C

SERVICES The units are served with mains electricty (3 phase) and water.

PLANNING The units are suitable for Class 4, 5 & 6.

RATEABLE VALUE The Rate Poundage set for Financial Year 2024/25 is 49.0 pence per pound.

VAT Prices are quoted exclusive of VAT (if applicable).

CONTACT US FOR INFORMATION OR TO ARRANGE A VIEWING

Rossco PROPERTIES

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