



Units 4A-4C, Friarton Bridge Park, Perth, PH2 8DD

To Let

Industrial Unit(s)

150 sqm (1,614 sq ft)

- Private accessible location
- 3 roller shutter doors for vehicular access
- On-site car parking
- 100% rates relief (subject to eligibility)
- **£1,000 per month rental ex vat**

Location

The subject property is located in the lower harbour area of Perth, approximately one mile south of the city centre. Friarton Bridge Park is an established industrial area located in close proximity to the M90 motorway.

Neighbouring occupiers include Shore Laminates, ENVA, Tan International & DLG Auto Services, amongst others.

Description

The property comprises two industrial units that are interconnected by door opening between the units. Unit 4A is the smaller of the two units with one roller shutter door extending to approx. 50 sq m and Units 4B & 4C have two roller shutter doors extending to approx. 100 sq m. Both units have a concrete floor and insulated roof with integrated roof lights and strip lighting.

Accommodation

We have measured the property to have a gross internal area of approximately 150 sq m (1,615 sq ft).

Lease Terms

We are seeking a monthly rent of £1,000 excluding vat for a negotiable period.

VAT

All prices quoted are exclusive of VAT which may be payable.

Business Rates

The subject property has a Rateable Value of £8,350 effective from 1 April 2023 meaning the incoming tenant may be eligible for 100% small business bonus relief being below the new £12,000 threshold.

Energy Performance Certificate

Available on request.

Legal Costs

Each party will be liable for their own legal costs incurred.

Enquiries to:

Graeme Duncan

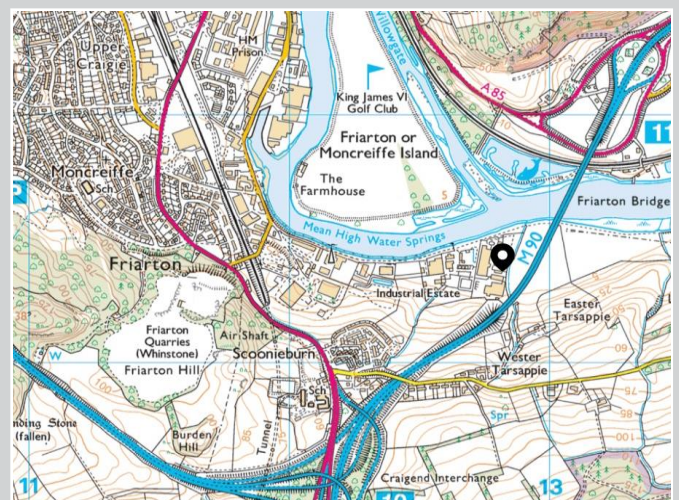
t: 07954 815 365

e: graeme@smartandco.co.uk

Doug Smart

t: 07850 517 323

e: doug@smartandco.co.uk



Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.