

## Inveralmond Trade Park, Perth, PH1 3TT

PERTH'S PREMIER INDUSTRIAL LOCATION



### LOCATION

Perth is situated 43 miles north of Edinburgh and 61 miles north-east of Glasgow. Dundee lies 22 miles to the east, with Inverness 111 miles to the north. Perth has a population of 45,000. Further demographic information available on request.

Inveralmond Trade Park sits to the north-west of the city and is Perth's premier Trade Park & Logistics location. Inveralmond Trade Park is accessed from Ruthvenfield Road, the main spine road which links directly to the A9 Perth Bypass both east & west, and to the M9 beyond, and Scotland's wider motorway network.

Current occupiers include Screwfix, Harbro, Toolstation, Stevenswood and Eastern Western Motor Group. Nearby occupiers include DHL, Marks & Spencer, Aldi and Arnold Clark.

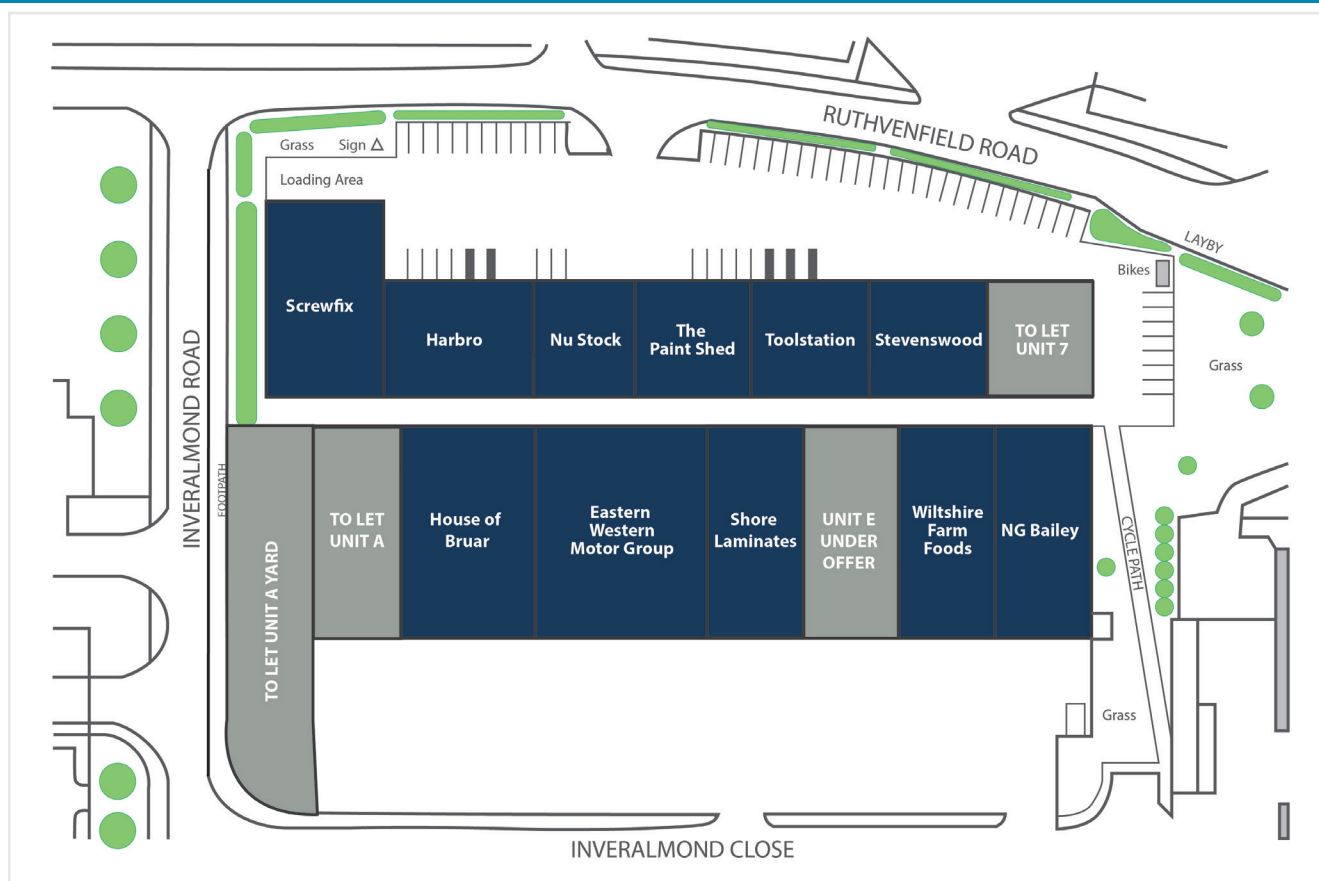
### UNIT 7



Unit 7 Inveralmond Trade Park has a Gross Internal Floor Area of 3,934 sq ft, eaves height of 18 ft, and is fitted out as a trade park unit. PDF & autocad of internal layout is available.

Full details of the trade park planning consent, which allows retail of up to 20% of floorspace for specific uses, is available on request.

# UNIT MAP



## DETAILS OF THE AVAILABLE UNIT

Unit	Sq ft	Rent exc VAT	RV	Insurance	EPC rating
7	3,934	£55,076	£29,800	£794.54	C

### CONTACT US FOR INFORMATION OR TO ARRANGE A VIEWING



**EUAN CAMPBELL**

Tel: 01764 686011

Mob: 07941 152446

Email: euan.campbell@rosscoproperties.co.uk



**LEWIS PENTLAND**

Tel: 0131 240 7523

Mob: 07748 704734

Email: lewis.pentland@colliers.com



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.