



BERTHA PARK

INVERALMOND INDUSTRIAL ESTATE

INVERALMOND RETAIL PARK

RUTHVENFIELD ROAD

A9 NORTH TO INVERNESS

A9 SOUTH TO STIRLING / EDINBURGH

COMING SOON

Lawgrove Place, Perth, PH1 3EE

Refurbished Warehousing / Workshops & Large Yard Areas Available In Part or Whole

To Let
125 - 3,444 m²
(1,350 - 37,070 ft²)

SMART & CO.
surveyors & property consultants



CGI Image Showing Proposed External Refurbishment of Lawgrove Place, Perth

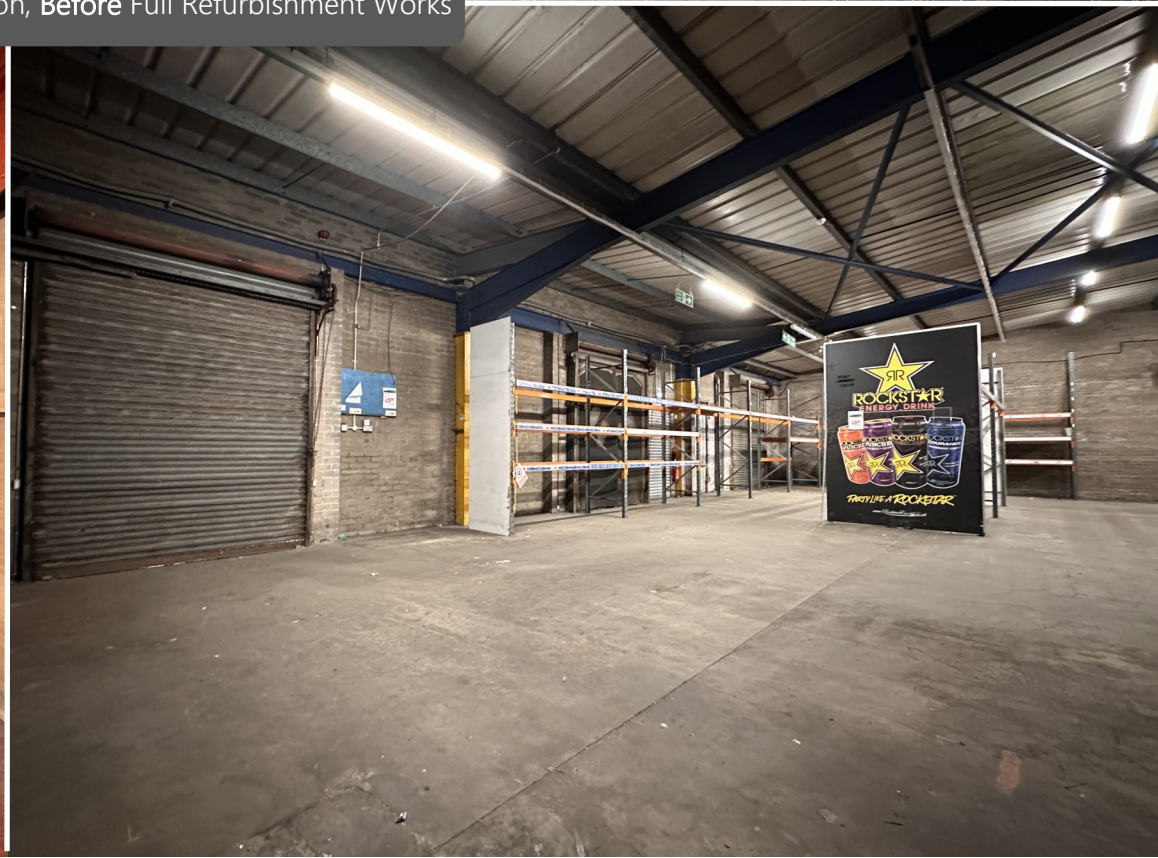


NB: Pictures Show Current Condition, **Before** Full Refurbishment Works





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Location

The City of Perth is extremely well located in the centre of Scotland and is connected to 90% of Scotland's population within just 90 minutes drivetime. With its immediate access to Scotland's national road network, airports and the city's rail links, Perth has quick and easy access to national markets and talent.

Lawgrove Place is ideally located within Inveralmond Industrial Estate - Perth's prime industrial area and is situated strategically close to the A9, providing easy access to the rest of Scotland.

Description

The property comprises a large detached warehouse unit set in an extensive site of 2.23 acres. The site benefits from steel palisade security fencing around the perimeter and several gated vehicular access points.

Lease Terms / Sizes

The property is being refurbished and will be available either as a whole or in combination of individual units as illustrated on the enclosed plan.

Parties are encouraged to contact the agents ASAP to discuss their specific requirements so that required alterations can be catered for.

The premises are available on market terms. Incentives may be available depending on other lease terms.

Insurance / Maintenance

Leases will be on Full Repairing and Insuring terms.

Services

The property is serviced with mains drainage and electricity and gas.

Business Rates

As normal, Business Rates are the tenants responsibility.

The units will require to be assessed upon completion of the refurbishment work.

Legal Costs

Each party will be responsible for their own legal costs with the tenant being responsible for LBTT and registration dues.

Viewings / Enquiries

For more info or to arrange viewings, please contact the Letting Agents:

Doug Smart

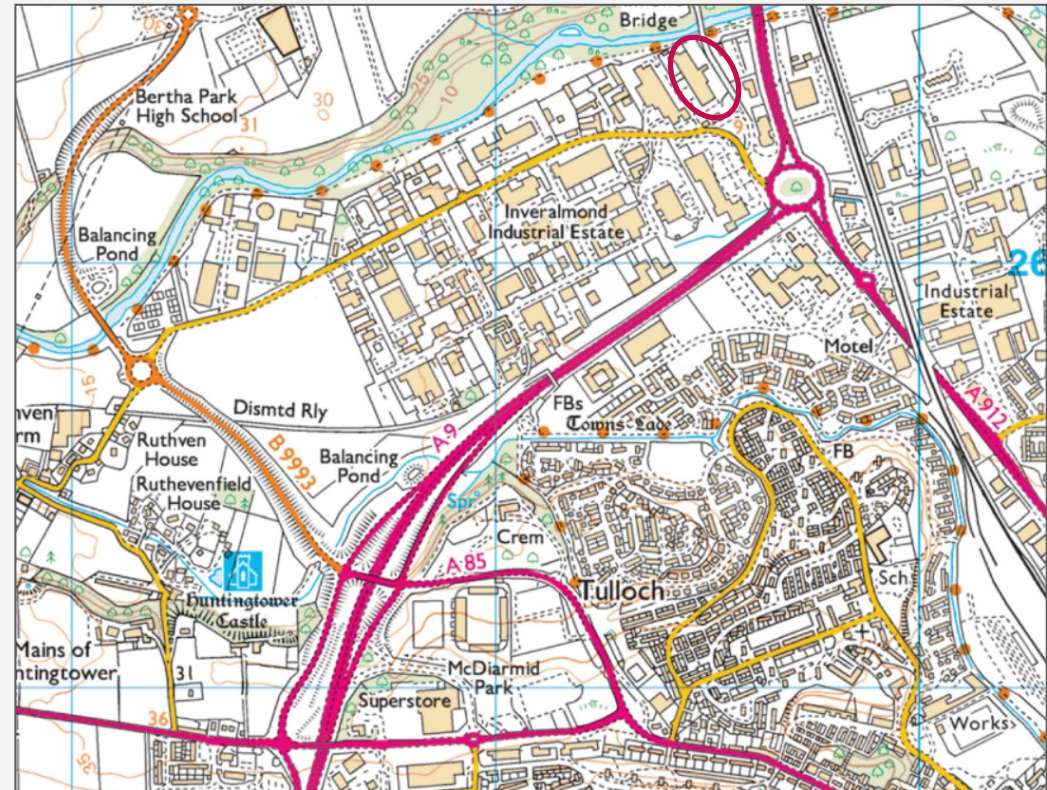
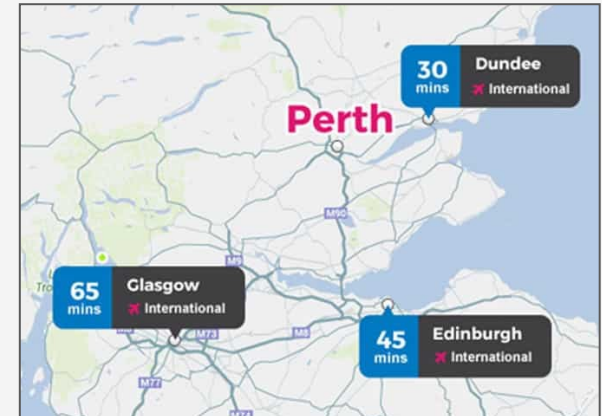
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