



TO LET

**BERTHA PARK VIEW, INVERALMOND INDUSTRIAL
ESTATE, PERTH, PH1 3JE**

- COMMERCIAL BUILDING WITH LABORATORY AND OFFICE ACCOMMODATION
- LOCATED IN AN ESTABLISHED COMMERCIAL LOCATION
- EXCELLENT ACCESS TO THE A9 AND NATIONAL MOTORWAY NETWORK.
- SCOPE FOR A RANGE OF USES

LOCATION

The City of Perth is located in the centre of Scotland with a population of circa 47,500 and is connected to 90% of Scotland's population within just 90 minutes drivetime.

The property on Bertha Park View is located within Inveralmond Industrial Estate which is Perth's principal industrial estate and benefits for excellent transport links to the A9 which lies a short distance to the east.

The industrial estate has attracted a range of national and regional occupiers including; ATS, DHL, Harbro, SSE, Johnsons Workwear, Yodel, MGM Timber, Highland Industrial Supplies, Screwfix and Toolstation.

The estate also provides a critical supply of office accommodation for a number of local and regional businesses.

DESCRIPTION

Externally, the building has insulated metal sheet panels and metal frame double glazing throughout. There are 18 carparking spaces to the front of the building and vehicle access to the side to a loading bay door.

Internally, the property has been built for a specific purpose as a veterinary surveillance hub and has a laboratory type fit out with a cellular layout. The accommodation comprises office space, a kitchen, laboratory space, a cold store, toilet and shower facilities and a plant room. The property has a concrete floor throughout with vinyl floor coverings. The wall partitions are concrete block throughout with suspended ceilings to the laboratory space and office accommodation.

The property has a net internal area of:

Ground Floor	5,963 sq.ft (554.00 sq.m).
First Floor (Plant Room)	1,178 sq.ft (109.49 sq.m)
Total	7,141 sq.ft (663.49 sq.m)

PLANNING

The property is located within the Perth & Kinross Local Development Plan area and is within the Perth settlement boundary and more specifically allocated for employment safeguarding.

The property has previously been used a veterinary surveillance unit, however, we consider the subjects would be suitable for a range of commercial uses, subject to obtaining the necessary consents.

Any further planning enquiries can be directed to Perth and Kinross Council: 01738 475 000.

RENT

Our clients are seeking rental offers in excess of £35,000 per annum exclusive of VAT.

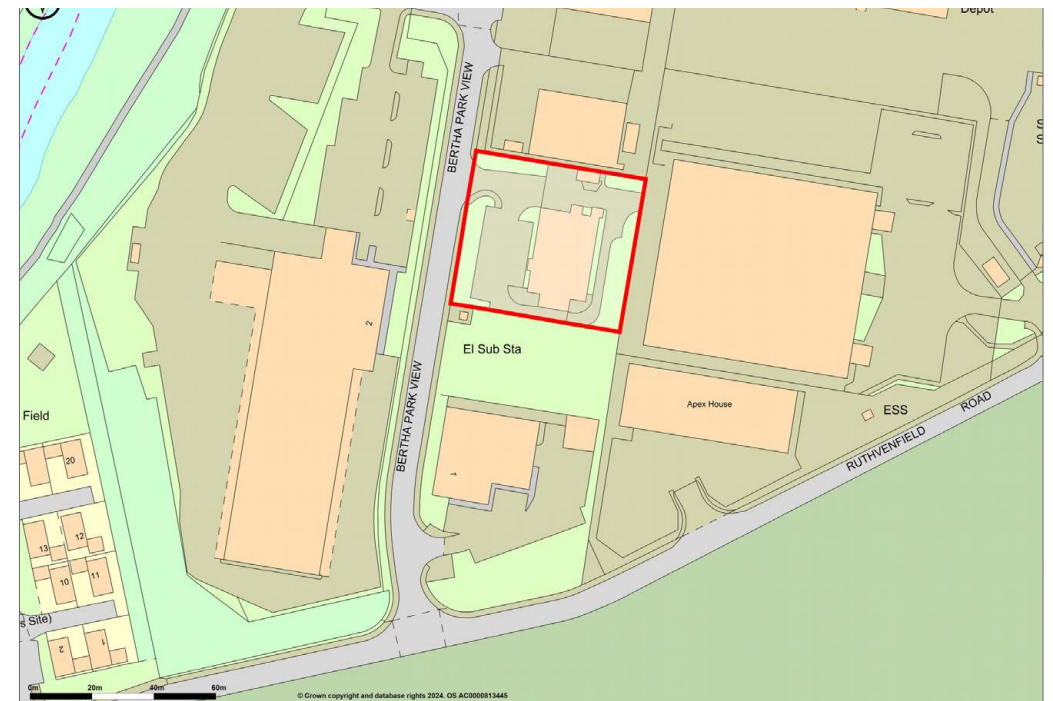
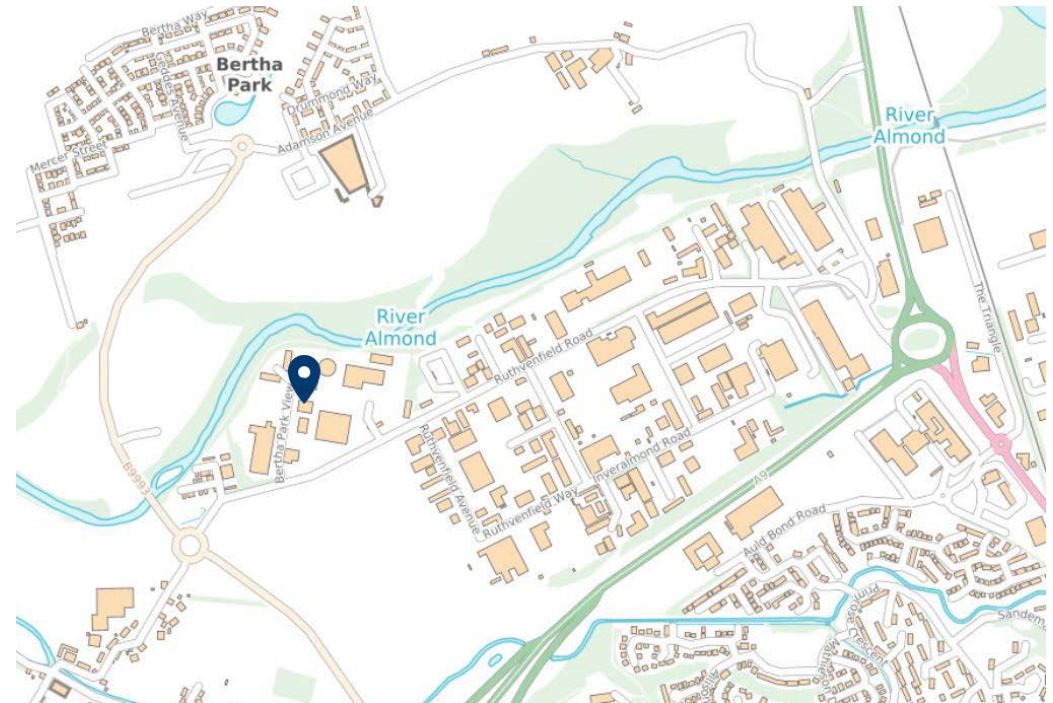
The subjects are available on flexible lease terms with incentives and rent-free periods considered.

SERVICES

Mains Water
Mains Drainage
Mains Electricity
Heating Gas

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C+.



WHAT3WORDS

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RATEABLE VALUE

The property has a rateable value of £50,100. The rate poundage for 2024/2025 is 49.8p.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

VIEWING AND FURTHER INFORMATION

Viewings are by appointment only. Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Particulars prepared April 2024

