



TO LET

**MODERN HIGH BAY INDUSTRIAL
PREMISES WITH YARD**

HANGAR 4 PERTH AIRPORT

PERTHSHIRE | PH2 6PL



Rare opportunity to be located within Perth Airport

High eaves height of 7.6m rising to 11m

Excellent accessibility to the A9 via the new Cross Tay Link Road

Potential for additional land / yard space

Existing office space which can be adapted to
suit an occupier's requirements

Suited to a variety of Class 5&6 Uses

LOCATION

The property is approximately 10 minutes' drive from Perth city centre located within Perth Airport. The location offers excellent accessibility to the A9, the main road connecting the north and south of Scotland. The newly constructed Cross Tay Link Road is located close by providing quick and easy access to Perth, the A9 and Inveralmond Industrial Estate which is 10 minutes drive away.

Perth Airport is home to a variety of businesses and offers occupiers a range of amenities, public transport connections, hotel, dining, and retail making it a popular location for staff and visitors.

Occupiers within the Airport campus include Ian M Smith Auctioneers & Valuers, Morris Leslie Group, Scotland's Charity Air Ambulance, Air Charter Scotland, Scottish Aeroclub, Cairnview Windows, Wills Bros Civil Engineers and Sky Lodge.

VIEW ON GOOGLE MAPS



DESCRIPTION

The property comprises a modern stand alone high bay industrial building which benefits from extensive yard and car parking.

The building is of steel frame construction with a pitched roof and insulated steel cladding. Internally the property benefits from a minimum eaves height of 7.6m rising to 11m and is arranged to provide uninterrupted industrial / warehouse space with office accommodation and staff welfare facilities.

The property also benefits from the following specification:

Full height hangar doors providing vehicular access

Excellent natural daylight via translucent roof panels

Modern LED lighting

Modular office accommodation which can be adapted to suit

3 phase power supply

Heating via gas fuelled hot air blowers

Male and female WC facilities

Kitchen

USES

The subjects are located within a popular mixed use commercial location. The property may be suitable for a variety of uses, primarily those falling within Classes 5&6 to include, engineering, storage, distribution, manufacturing, whisky maturation etc. Alternative uses such as leisure may be considered (STC).

ACCOMMODATION

We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of 1,928.92 sq.m (20,763 sq.ft).





BUSINESS RATES

We are advised by the local Assessor the property currently has a Rateable Value of £75,900 which results in rates payable (2025/26) of approximately £38,000 per annum.

TERMS

The property is available on a leasehold basis for a rent and term to be agreed. Further information on lease terms are available from the agent.

VAT

To be confirmed.

ENERGY PERFORMANCE CERTIFICATE

Available on request.



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FURTHER INFORMATION AND VIEWING

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