

TO LET  
INDUSTRIAL / TRADE COUNTER



**New Build Unit, Auld Bond Road  
Perth, PH1 3FX**

- Rare new build leasing opportunity
- Visible and strategic location
- Suitable for a variety of Industrial/Trade counter operators
- Min eaves 7.5m
- May benefit from rates relief
- 900 sq.m (9,687 sq.ft) or thereby
- Available in part or whole

## LOCATION

The City of Perth has a resident population of approximately 46,000 people with a population of the surrounding catchment area estimated to be in the region of 130,000.

Perth is situated some 20 miles west of Dundee, 40 miles north of Edinburgh and 60 mile north east of Glasgow.

More precisely, the subjects are located on Auld Bond Road. The subjects have the benefit of an excellent and strategic location, just off the A9 / city bypass. Surrounding properties include industrial and offices, including the Inveralmond Business Centre and SSE.

The approximate location is shown by the OS plan.



## DESCRIPTION

The subjects comprise a new build industrial/trade counter unit contained within a modern development of similar units.

The subjects are of a modern steel portal design.

Internally the property is regular in its configuration ready for an future tenant fit out. The subjects come with adequate office content.

Car parking is available to the front of the property.

## ACCOMMODATION

We have measured the property in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following gross internal area:

900 sq.m (9,687 sq.ft) or thereby.

The subjects could be made available in part or whole as follows;

Unit A: 450 sq.m (4,843 sq.ft)

Unit B: 450 sq.m (4,843 sq.ft)

## RATEABLE VALUE

The subjects will require to be assessed upon occupation. Any ingoing tenant may benefit from a period of 100% Rates relief, interested parties should satisfy themselves in this regard.

## EPC

Available on request.



## TERMS

The subjects are available To Let on standard commercial terms for a period to be negotiated.

Rent from £10.00 per sq.ft

## LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

For the avoidance of doubt all figures quoted are exclusive of VAT.

## VIEWING

Viewing is through the sole letting agents.

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

To arrange a viewing please contact:



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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: May 2026