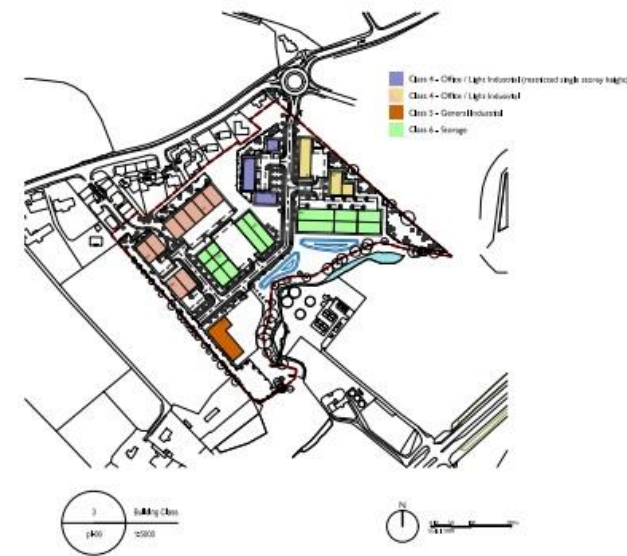




Auchterarder Business Park, Auchterarder, Perthshire, PH3 1JE
 Class 4, 5 & 6 extending to approx. 11,687 sq m (125,798 sq ft)



Note: All images are precedent images to exhibit how the development could look on completion

Property Highlights

- Site extends to approximately 5.99 hectares (14.8 acres)
- Planning has been approved for a mix of business and employment units available of various sizes as detailed below:-
- Class 4 (Office) approximately 2,992 sq m
- Class 4 (Light Industrial) approximately 3,364 sq m
- Class 5 (General Industrial) approximately 1,068 sq m
- Class 6 (Storage & Distribution) approximately 4,263 sq m

Location

The site is located within the existing settlement boundary of Auchterarder, comprising two parcels of agricultural land extending in a southerly direction from the existing residential properties along Feus Road (A824) towards the 'Ruthven Water' Burn and nearby drainage works.

The extent of the site is shown in the location plans on the last page of this brochure.

To the north of Feus Road is the residential development site which is being delivered as part of the Auchterarder Expansion.

Access into the application site is proposed from a consented roundabout (19/01599/FLL) which is yet to be constructed at the northern edge of the site which provides a connection to the A824 public road.

Description

The site has been granted planning consent in principle to create a Business Park (Class 4, 5 & 6). The proposal is to provide a mix of business and employment units of various sizes to meet local business requirements.

The site extends to approximately 5.99 Hectares (14.8 0 Acres) and it is anticipated that the new business and employment units will be of a size, scale and classification to meet local business requirements. A mix of building sizes will be provided, predominantly single storey units, and some 2 storey office units.

An indicative layout plan (see front page of brochure) has been prepared which shows a potential mix of units across the site. It is anticipated that the proposed development would follow this approach.

The anticipated level of development is shown in the indicative floorspace schedule below:-

Location	Description	Classification	No	Gross Footprint (m ²)
Phase 1a	A1	Class 4 - Office	1	717
	A2	Class 4 - Office	1	631
Phase 1B	A3	Class 6 - Storage	1	3,002
	B1	Class 4 - Office	1	717
	B2	Class 4 - Office	1	717
Phase 1C	B3	Class 4 - Office	1	210
	C1	Class 5 - General Industrial	1	1,068
Phase 1D	D1	Class 4 - Light Industrial	1	1,682
	D2	Class 6 - Storage	1	1,261
	D3	Class 4 - Light Industrial	1	841
	D4	Class 4 - Light Industrial	1	841
Gross Totals			11	11,687
Net Totals			Less 10% for external fabric	10,518
Classification Subtotals		Class 4 - Office	2992	26%
		Class 4 - Light Industrial	3364	29%
		Class 5 - General Industrial	1068	9%
		Class 6 - Storage	4263	36%
			11687	100%

In addition to the new employment units, there will be opportunities to provide new SUDS features and strategic landscaping as an integral part of the new development. This will include new structural landscaping to the north and south of the site.

Opportunity

We are seeking expressions of interest from business occupiers looking for new premises within a high-quality development representing a sustainable and accessible extension of Auchterarder.

Legal Costs

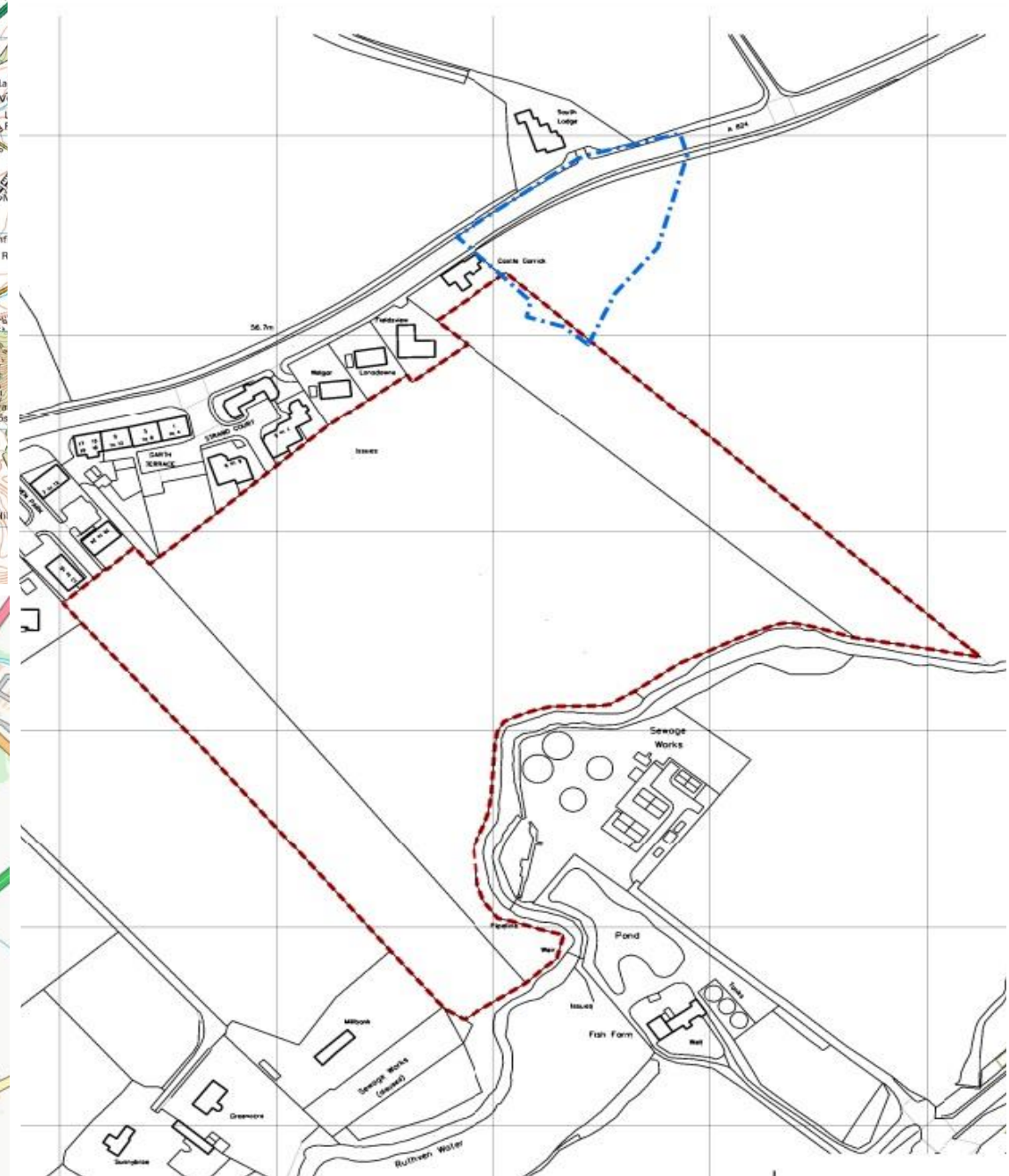
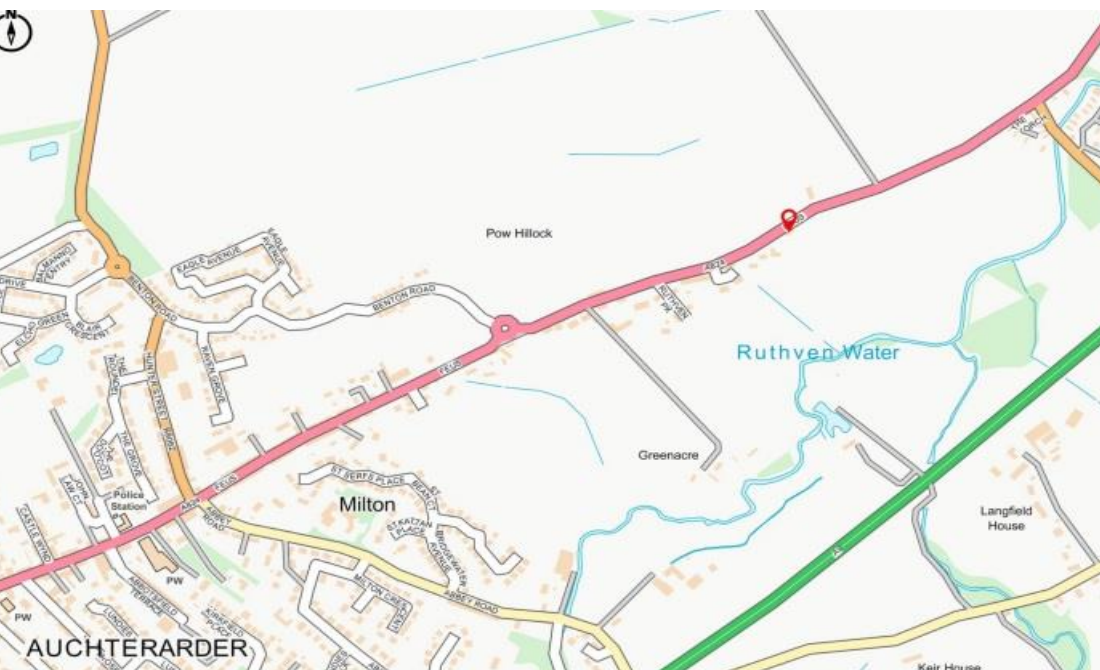
Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable.

All Enquiries

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