

## OFFICE PREMISES

- > PROMINENT CORNER LOCATION WITHIN POPULAR TRADING ESTATE
- > REFURBISHED OFFICE ACCOMMODATION SUITABLE FOR A VARIETY OF OCCUPIERS
- > OFFICE 2 – 64.55 SQ. M. (695 SQ. FT.)
- > CAR PARKING AVAILABLE
- > AVAILABLE TO BE LET IN CONJUNCTION WITH AN ADJACENT PLOT OF LAND
- > RENTAL FROM £8,500 PER ANNUM

# TO LET

**OSPREY HOUSE, RUTHVENFIELD ROAD, INVERALMOND INDUSTRIAL ESTATE, PERTH, PH1 3EE**

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**LOCATION**

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

Inveralmond Industrial Estate is an established commercial and industrial area within Perth.

**DESCRIPTION**

The subjects comprise a purpose built single storey office building of brick construction under a pitched roof.

The accommodation has recently been refurbished to create good quality office accommodation suitable for a variety of users.

The accommodation comprises a mix of open plan and private meeting space and is available as two separate offices or a single office.

External car parking is available with the offices.

| <b>ACCOMMODATION</b>                                 | <b>m<sup>2</sup></b> | <b>ft<sup>2</sup></b> |
|--|----------------------|-----------------------|
| <b>Office 2</b>                                      |                      |                       |
| Entrance, 2 Private Offices, Kitchen, Store and W.C. | 64.55                | 695                   |
| <b>TOTAL</b>   |                      |                       |

**TERMS**

Our client is inviting rental offers for a negotiable term of years as follows:

Office 2 - £8,500 per annum.

The subjects can be let in conjunction with an adjacent plot of land.

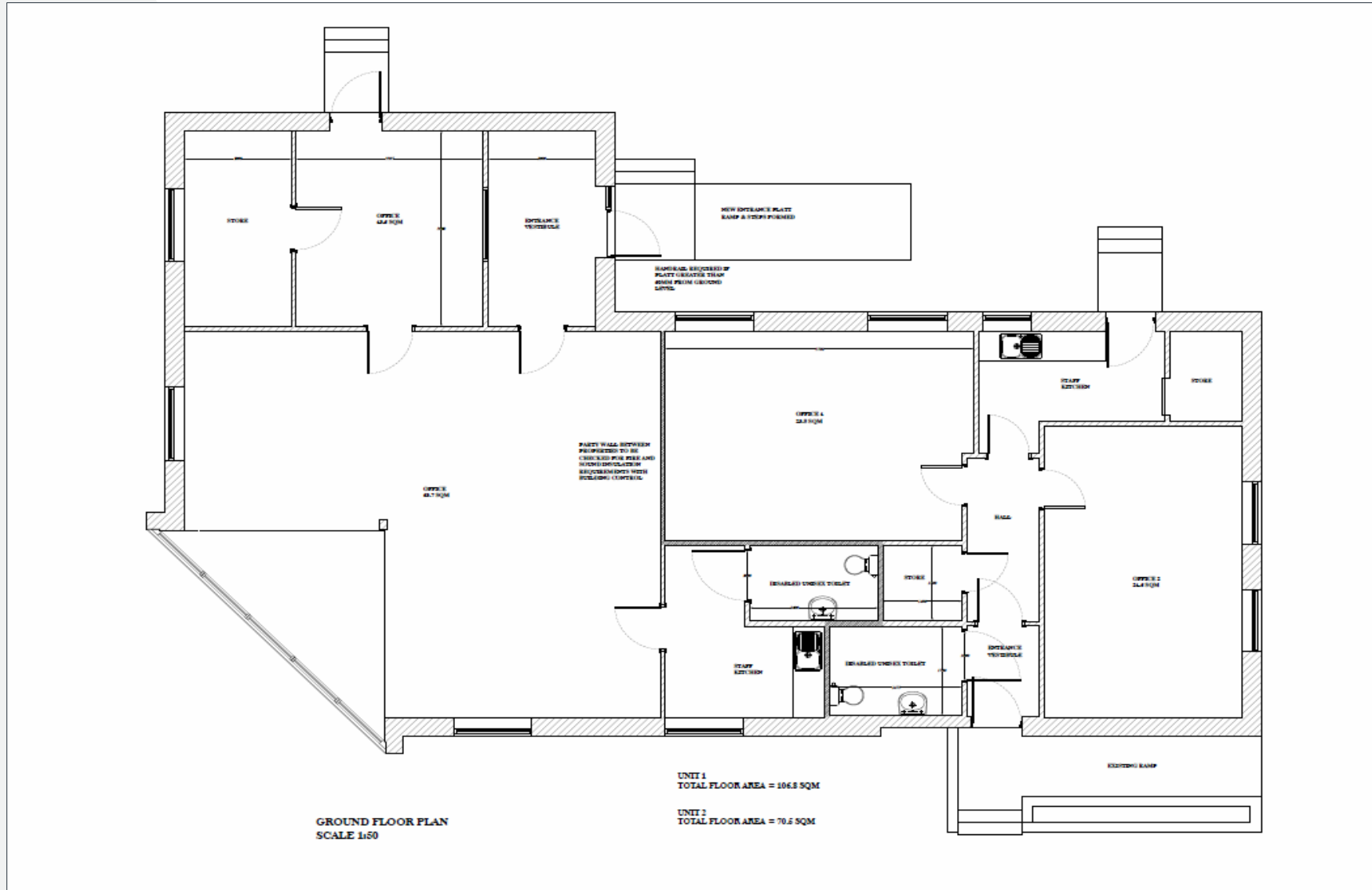
**RATEABLE VALUE**

The subjects will require to be reassessed for rating purposes.

**EPC**

Awaiting further details.





### LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

### MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agent.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 2 Whitefriars Crescent, Perth, PB2 0PA  
Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) – Tel. 01738 638188

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JUNE 2026**

