

TO LET

WORKSHOP/ WAREHOUSE PREMISES

PROMINENT BUSINESS
LOCATION

SUITABLE FOR A VARIETY
OF USES

100% RATES RELIEF

105.17 SQ M (1,132 SQ FT)

RENT - £8,000 P/A



VIDEO TOUR



WHAT 3 WORDS



**UNIT 4, KILDA PLACE, NORTH MURTON INDUSTRIAL ESTATE,
PERTH, PH1 3RL**

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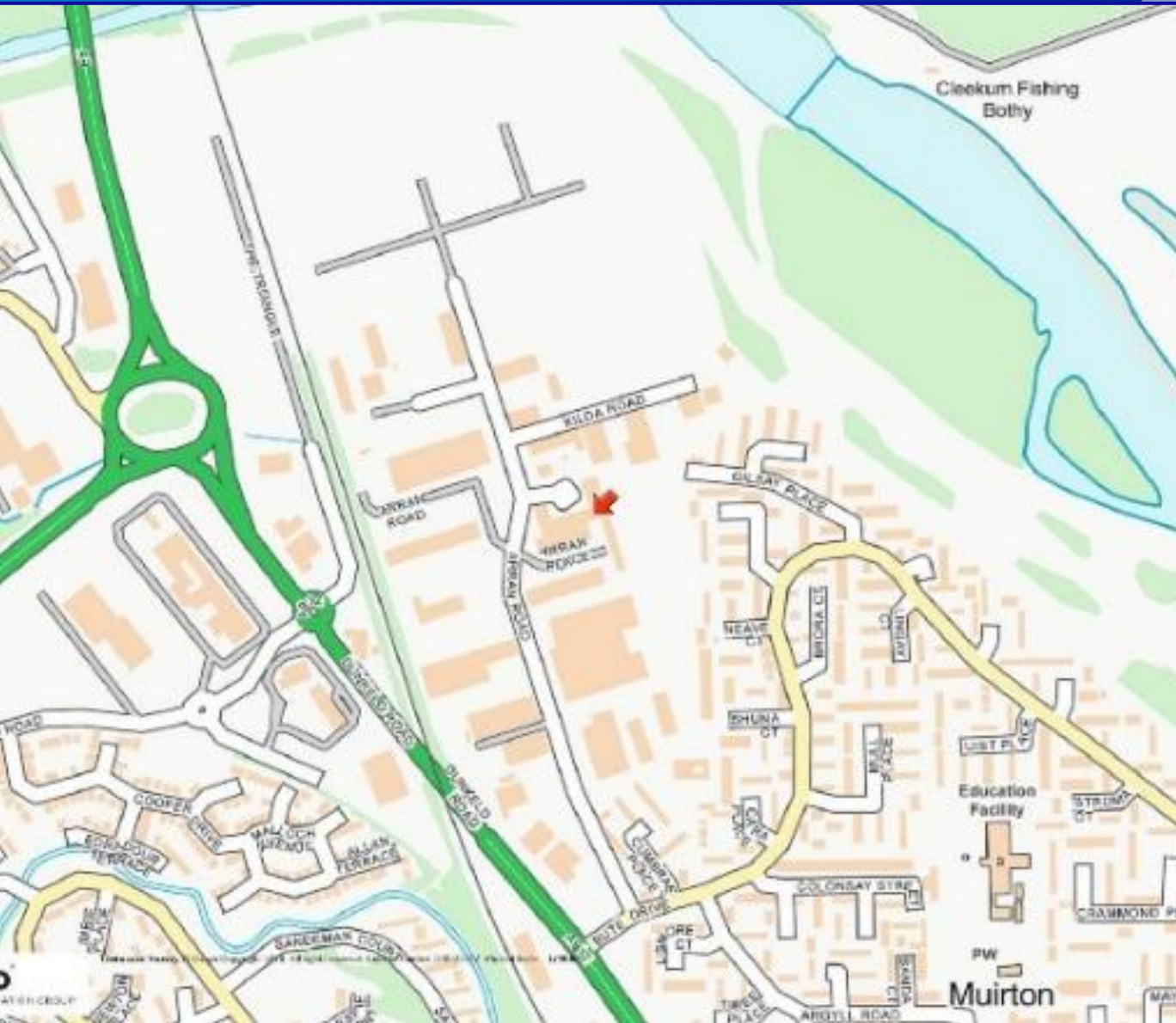
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Location

UNIT 4, KILDA PLACE, NORTH MUIRTON INDUSTRIAL ESTATE, PERTH, PH1 3RL



LOCATION

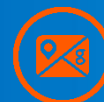
Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District.

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 minutes drive time. Dundee lies approximately 35 km (22 miles) to the east with Edinburgh 69 km (43 miles) to the south and Glasgow 98 km (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.

The subjects are situated on the prominent North Muirton Industrial Estate within Kilda Place which comprises a parade of similar units.

This location provides excellent access to the local and national road network.



FIND ON GOOGLE MAPS



DESCRIPTION

The subjects comprise a purpose-built workshop/warehouse situated within a development of 9 similar units.

The main walls are of concrete block construction with the roof over being pitched and clad in profile metal sheeting.

There is an up and over steel roller shutter door which provides vehicular access into the unit.

The eaves height extends to approximately 3.8 m

There is a common courtyard to the front which provides circulation and private car parking.

RENTAL

Our client is inviting rental offers of £8,000 per annum for their leasehold interest.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £5,200.

The Unified Business Rate for 2025/2026 is 49.8p exclusive of water and sewerage

	m ²	ft ²
Unit 4	105.17	1,132
Total	105.17	1,132

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. PUBLICATION DATE NOVEMBER 2025

ENERGY PERFORMANCE CERTIFICATE

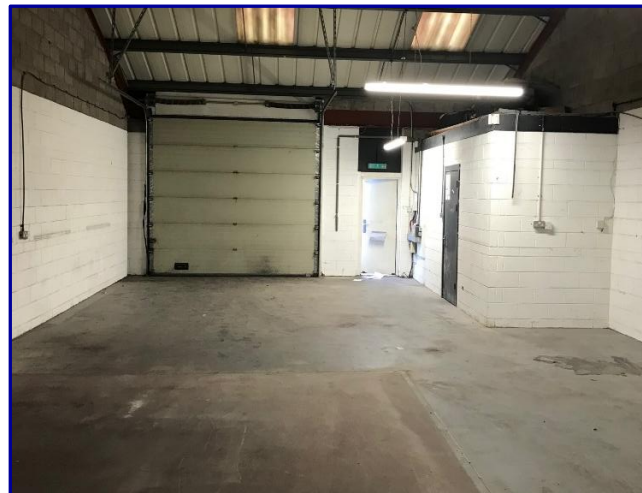
Awaiting further details.

VAT

All prices are quoted exclusive of VAT if applicable.

LEGAL COSTS

Both parties shall be responsible for their own legal costs with the ingoing tenant assuming responsibility for LBTT and Registration dues.



Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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