

TO LET



## Warehouse / Industrial Space

GROSS AREA- 804 SQ M (8,660 SQ FT)

Fully refurbished

Part of an established business park.

Rent - £45,000 per annum (subject to VAT)



VIDEO TOUR



WHAT 3 WORDS

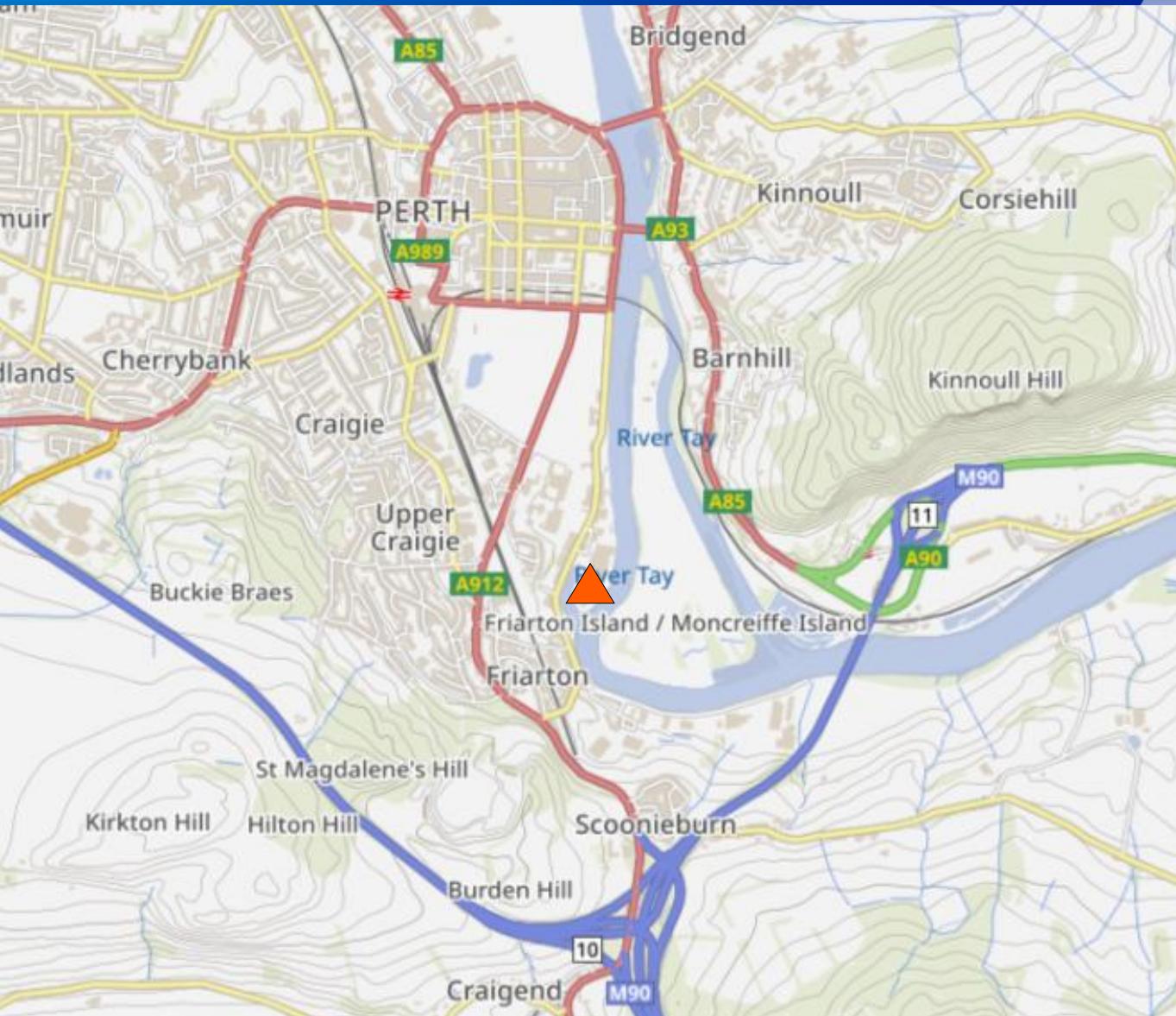
PERTH HARBOUR, SHORE ROAD, PERTH, PH2 8BB

CONTACT: Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) | 01738 638188 [shepherd.co.uk](http://shepherd.co.uk)



# Location

PERTH HARBOUR, SHORE ROAD, PERTH, PH2 8BB



[FIND ON GOOGLE MAPS](#)

## 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-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 providing easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects are located within Perth Harbour on Shore Road and provide easy access to the City Centre and national road networks.



# The Detail

PERTH HARBOUR, SHORE ROAD, PERTH, PH2 8BB

## LEASE TERMS

The subjects are being offered for lease at £45,000 per annum.

## RATEABLE VALUE

The subjects will require to be assessed on competition of the development.

## ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

## VAT

Prices are quoted exclusive of VAT.

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.



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 DECEMBER 2025

## Get in Touch

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



**Jonathan Reid**  
[j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

**Shepherd Chartered Surveyors**  
2 Whitefriars Crescent, Perth, PH2 0PA  
t: 01738 638188



## 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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