

# TO LET

**WAREHOUSE AND STORAGE UNITS  
WITH LARGE YARD.**

**3 INDIVIDUAL UNITS AVAILABLE AS A  
SINGLE LOT OR SEPARATE LEASES.**

**ATTRACTIVE RENT OF £2.00 PER SQ. FT.**

**GROSS INTERNAL AREA**

**OFFICE – 88 SQ.M (946 SQ.FT)  
UNIT B – 1953 SQ.M (21,020 SQ.FT)  
UNIT C – 1943 SQ.M (20,910 SQ.FT)  
UNIT D – 1945 SQ.M (20,935 SQ.FT)  
TOTAL – 5,929 SQ.M (63,811 SQ.FT)**

**Units can be Subdivided to 10,000 SQ. FT.**



**VIDEO TOUR**



**WHAT 3 WORDS**

**UNITS B, C & D, CROMWELL STORES, ALMONDBANK, PH1 3NQ**

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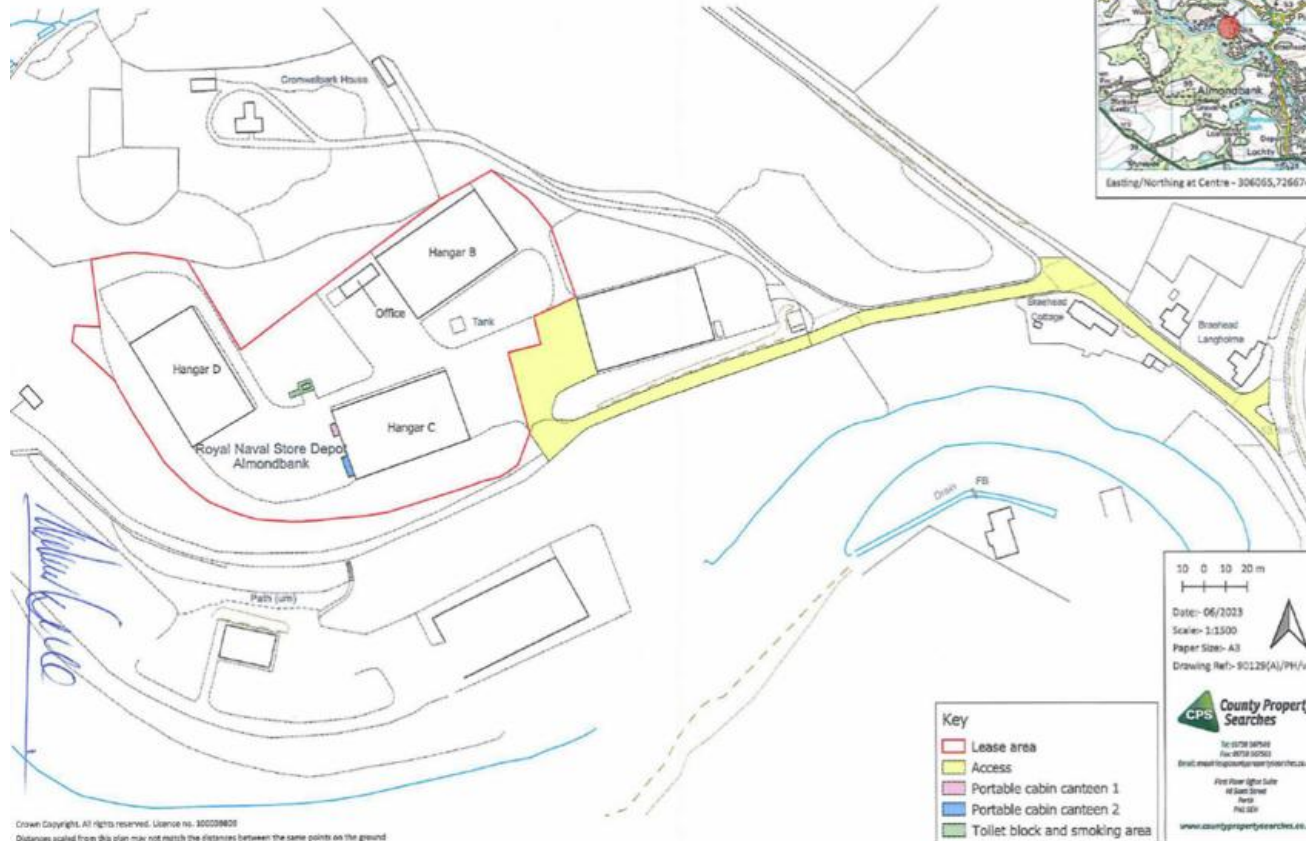




# Location

UNITS B, C & D, CROMWELL STORES, ALMONDBANK, PH1 3NQ

THIS IS THE PLAN REFERRED TO IN THE FOREGOING OFFER TO GRANT A LEASE  
BY LINDSAY'S LLP TO LEYSHON WS DATED 31 JULY 2023

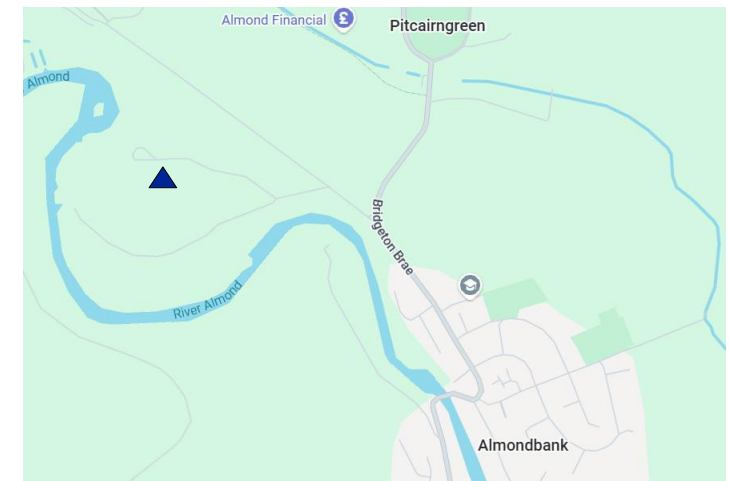


## Location

Almondbank is a small village approximately 3 miles north west of Perth.

The subjects are located to the north of the village within a peaceful rural location surrounded by other commercial occupiers.

The location of the site is shown on the attached plan.



FIND ON GOOGLE MAPS



# Description

UNITS B, C & D, CROMWELL STORES, ALMONDBANK, PH1 3NQ



## Description

The subjects comprise three clear-span warehouse units offering expansive open-plan floor space with excellent internal height. Each unit benefits from durable concrete flooring, full-height roller shutter access.

The buildings are constructed in profile metal cladding with pitched roofs and sit within large secure yard areas suitable for HGV access, external storage, and vehicle manoeuvring. The units are well-suited to a range of industrial, storage, and distribution use.

## Accommodation

|               | m <sup>2</sup> | ft <sup>2</sup> |
|---------------|----------------|-----------------|
| <b>Office</b> | 88             | 946             |
| <b>Unit B</b> | 1,953          | 21,020          |
| <b>Unit C</b> | 1,943          | 20,910          |
| <b>Unit D</b> | 1,945          | 20,395          |
| <b>TOTAL</b>  | <b>5,929</b>   | <b>63,271</b>   |

The above floor areas have been calculated on a gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Terms

Our client is inviting rental offers in the region of £2psf for a negotiable period of time.

Our client will consider lease of the premises on an individual basis or as a single lot.

## Rateable Value

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

Current Rateable Value:

Unit B/C: £33,800

Unit D: £15,100

The unified business rate for 2025/2026 is 49.8p

## Energy Performance Certificate

Available upon request

## VAT

All figures are quoted exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs in connection with the letting of the property

## 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.

[shepherd.co.uk](http://shepherd.co.uk)