

TO LET
OFFICE

 **GRAHAM
SIBBALD**



12 Inveralmond Way — Ground Floor
Inveralmond Industrial Est.
Perth, PH1 3UQ

- Ground floor office
- 6 x car parking spaces
- Strategic business location
- Excellent road access close by
- No VAT payable
- 190 sq.m (2,045 sq.ft)

LOCATION

The city of Perth has a resident population of approximately 46,000 persons, with the population of the surrounding catchment area estimated to be in the region of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow lying at the hub of Central Scotland's road network.

More precisely, the subjects are situated within the Inveralmond Industrial Estate, Perth's premier hub for business and industry. The office is located on Inveralmond Way with surrounding uses being mixed commercial in their nature.

The approximate location is shown by the OS plan.



DESCRIPTION

The subjects comprise a ground floor office contained within a modern detached 2 storey building. The subjects come with 6 x car parking spaces immediately to the front of the property.

Internally the office is regular in its configuration offering bright and modern space. Accommodation is a mixture of individual/private offices, a large open plan area, WC and Kitchen facilities.

The subjects may suit a variety of businesses.

ACCOMMODATION

We have measured the site in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Area: 190 sq.m (2,045 sq.ft)

RENT

The subjects are available To Let with an asking rent of £18,000 per annum. VAT is not charged on top of the rent.

It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated.

RATEABLE VALUE

The subjects will require to be assessed upon occupation.

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

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

The property is not elected for VAT.

VIEWING

Viewing is through the Sole Letting Agents.



To arrange a viewing please contact:



GARTH DAVISON
Director
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 07809 490 581



KEITH SCOBIE
Partner
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: January 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.