



Unit 7 – Crioch Business Centre Crioch Place, Crieff, PH7 3BW

- Established Industrial Estate
- Car parking & communal service yard
- Within the centre of Crieff

Perth and Kinross:

The first-choice destination for ambitious business growth

Undoubtedly one of Scotland's most well-connected areas, Perth and Kinross links to all major UK road networks, is a central hub for national rail, and sits within an hour's drive of both Glasgow and Edinburgh airports.

This prime location offers a truly competitive edge for industry of all sizes. From efficient distribution and logistics, to its proximity to the national talent pool, Perth and Kinross provides a cost-effective, no compromise, alternative to its large city counterparts.

With a proactive approach to economic progress, the Business Growth team at PKC can offer support and guidance for companies bringing inward investment to the area, or for existing businesses to expand.



Key Strengths

- Population **153,800** (47,500 in Perth City)
- Proximity **90 mins** from **90%** of Scotland
- Connections **1 hr** from Glasgow and Edinburgh International Airports
- Education **94.8%** of school leavers move to a positive destination
- Employment **97%**, higher than UK (**96.4%**) Scottish (**96.6%**) average



CITY



DIST.



CAR



TRAIN

Inverness	112 Miles	2 hours	2 hours
Aberdeen	86 Miles	1 hour 45	1 hour 30
Dundee	22 Miles	30 mins	25 mins
Stirling	37 Miles	45 mins	30 mins
Edinburgh	45 Miles	1 hour	1 hour 30
Glasgow	62 Miles	1 hour	1 hour

Location

The subjects are situated on Crioch Place, located within the centre of Crieff. Providing a prime location within the scenic Perthshire countryside. Crieff has strategic location, with convenient access to the A85, providing access to Perth located approximately 20 miles east.

Heading south via the A822 connects Crieff to the A9, from which Stirling and the central belt are easily accessible. Hence, the site is widely accessible to the rest of the country, providing ease for the receiving and delivery of goods.



Description

The subjects comprise a terraced industrial unit which will be refurbished internally throughout Autumn 2025. The unit is mainly brick / blockwork construction, alongside metal cladding that covers the upper section and the roof of the property.

There is a roller shutter loading door opening onto a shared loading yard to the rear of the unit.



Accommodation

The Gross Internal Area extends to approximately:

80 m² / 861 ft²

Energy Performance Certificate

The Subjects have a Building Energy Performance Rating of F (85).

Services

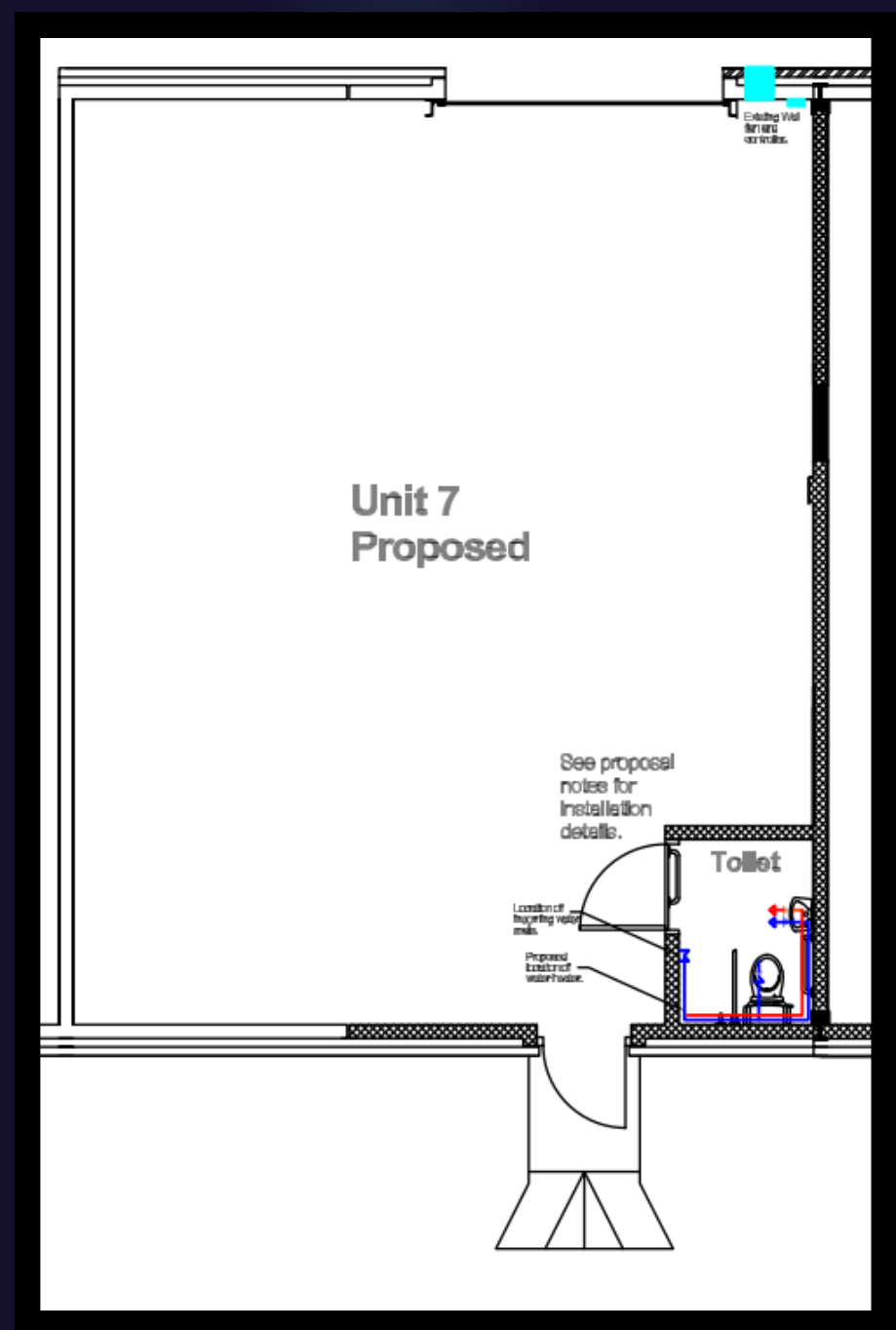
The Subjects are served by mains water, electricity and drainage connections.

Planning

Interested parties are advised to make their own enquiries regarding their proposed use (and the possible need to obtain Change of Use Planning Consent) to Perth & Kinross Council Development Management.

Tel: 01738 475300

Email: developmentmanagement@pkc.gov.uk



Heads of Terms

- The lease duration will be for a minimum term of 5 years.
- Rent and other charges will be payable quarterly in advance.
- Rent will be reviewed every 3 years.
- Landlord to arrange buildings insurance cover, with the cost of this being met by the tenant.
- Landlord to maintain the external fabric of the building, alongside being responsible for undertaking checks / testing and any required remedial works to ensure the statutory compliance of the Subjects, with the costs being met by the tenant via a service charge.
- Tenant responsible for maintaining the interior of the unit.
- No Subletting. No assignation in part.

Rent

The Subjects are available To Let for offers over £8,700 per annum plus VAT.

Rateable Value

The Subjects are required to be reassessed for a Rateable Value.

The Uniform Business Rate for the financial year 2025/26 is 49.8p exclusive of water and sewerage charges.

Value Added Tax

The Subjects are registered for Value Added Tax and therefore VAT will be payable on the rent and all other charges.

Service Charge

A service charge for maintenance and statutory compliance testing is payable. This is reviewed annually. Details are available on request.

Viewing

To arrange a viewing or for further information, please contact:

Andrew Havelock, Graduate Estates Surveyor
ahavelock@pkc.gov.uk



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