



Perth Eco-Innovation Park

Where Enterprise and Ideas Connect



Substantial Commercial Development Site

Phase 1: 11 Hectare development site suitable for a variety of uses

To Let / May Sell

The Opportunity

The Perth Eco-Innovation Park (PEIP) is a 26ha commercial hub within Perth West; the strategic, sustainable expansion of Perth that will bring together low-carbon housing, industry, mobility, and digital technology into a national hub for Net Zero innovation.

Phase 1 (11ha) offers flexible space for innovative start-ups, advanced manufacturing, and lab-based R&D, as well as infrastructure to support around 1,000 new homes. This phase will set the blueprint for Phases 2 and 3, unlocking the remaining 15ha.

This ambitious first phase seeks to attract enterprises in next-generation logistics, last-mile distribution, Mobility as a Service (MaaS), active travel, energy transition and blue-green infrastructure. PEIP will seek to become one of Scotland's leading sustainable developments.



Excellent national and local transport links



Supported by Perth & Kinross Council and development partners



Design and Build opportunities available

Subject Site Boundary



Indicative Development Plan

The site can be tailored to individual needs and requirements. These drawings are indicative only.

It is likely the site will be subdivided into specialist zones, each acting as a hub for talent and enterprise in their respective fields:

- Logistics & manufacturing
- Life sciences
- Energy Transition & Renewables
- Local amenities
- Offices

Subject Site Boundary (Phase 1)



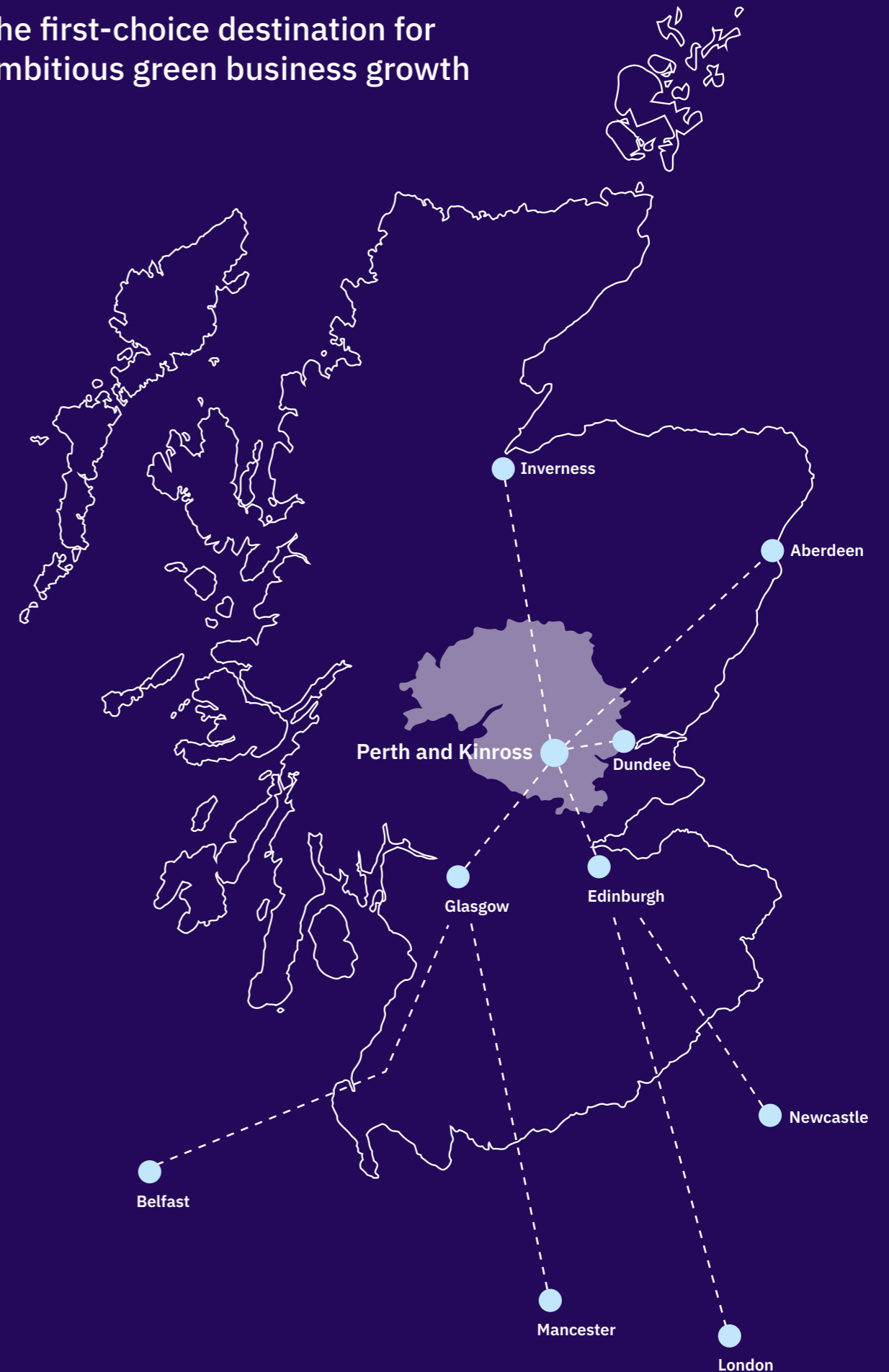
Location

PEIP is located at the western edge of Perth, adjacent to the A9 and Broxden Roundabout connecting the A9 (access north to Inverness and southwest to Stirling and Glasgow) and the M90 (access east to Edinburgh, Dundee and Aberdeen (A90)).

The site is situated on the western periphery of the city, approximately 2.5 miles from the centre (connected via the A93 Glasgow Road) and offers excellent frontage to potential occupiers.



The first-choice destination for ambitious green business growth



Why Perth & Kinross?

In a prime location in Scotland's central belt, Perth and Kinross is a central hub for national rail, with fast connections to international airports and all major UK road networks.

We are at the centre of the Tay Cities, a region with a long track-record of successful partnership working backed by transformational public investment.

The Tay Cities Region Deal brings £300m of investment into a range of economic development projects including digital skills, biomedical, agri-tech, and low carbon and renewable technologies, and we connect fantastic talent, research and infrastructure to unlock sustainable growth.

What can Perth Eco-Innovation Park facilitate?

Industrial & Manufacturing



Given PEIP's strategic location, it is ideally placed to satisfy logistic providers and manufacturers. The site can facilitate a range of requirements in relation to the delivery of industrial warehousing units bespoke to individual needs and subject to planning.

PEIP can create customised 'Build to Suit' proposals for industrial and logistics occupiers, tailored precisely to individual needs. Subject to planning, the entire process — from site commitment to completed facility — can be delivered on a turn-key basis within 12-18 months. Your operational requirements and interior fitting-out can be seamlessly integrated into the construction timeline.



Renewable Energy



PEIP can assist in supporting Scotland's ambitious climate change targets set for 2045, creating a collaborative environment where industries can develop innovative sustainability solutions and help shape the country's environmentally responsible future.

Stop Climate Change Scotland policy aims to phase out fossil fuels ASAP, aligning with PEIP's vision to create a leading net-zero development.

Subject to planning, PEIP can facilitate Battery Energy Storage Systems (BESS), smart grid research and development, solar schemes and hydrogen-related uses, among others.



Life Sciences



The Scottish Life Science sector continues to grow, with the turnover of Scotland's life sciences cluster surpassing £10 billion in 2021- £2 billion and 4 years ahead of the £8 billion target set for 2025 by Life Science Strategy for Scotland 2025.

The Scottish Development International suggests there are around 770 life sciences organisations employing over 42,500 people, making Scotland one of the largest life sciences clusters in Europe.

This growth is expected to continue and PEIP can facilitate bespoke laboratory and production space tailored to individual needs.

Logistics & Last Mile



Last-mile logistics focuses on the final stage of delivery from distribution hubs to customers, where speed and reliability matter most. Perth's central position and green infrastructure make it an ideal base for a low-carbon, last-mile delivery model that supports Scotland's net-zero ambitions.

A hub at Perth Eco Innovation Park could feature flexible warehousing, micro-fulfilment space, EV charging, and facilities for bikes, vans, and autonomous vehicles, enabling operators to serve major Scottish and UK cities within hours while delivering greener, faster services for retail, e-commerce and essential goods.



Why Choose Perth & Kinross

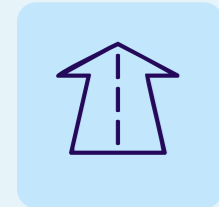
As an area, Perth has grown by 12% in the past ten years, generating £4billion GVA in 2019 with productivity of £58,700 – 17% higher than the Scottish average.

Now, with the demands of 21st century life impacting how we work, live, and do business, Perth and Kinross's key strengths as an area come sharply into focus. Made up of a small and vibrant city, surrounded by a substantial rural hinterland, the region is well-placed to quickly adapt and evolve in an ever-changing global marketplace.



High Growth Economy

£4bn GVA annually, 12% growth in the past decade, productivity 17% above national average.



Clear Vision for the Future

Committed to being one of Europe's most sustainable small cities with abundant renewable energy opportunities.



Sustainability Credentials

Strong commitments to Energy transition / circular economy. In 2023 the area was awarded an A rating from the Carbon Disclosure Project.



Talent Pipeline

65,000 working-age residents, nearly half educated to post-secondary level, and access to world-class universities.



Diverse, Innovative Economy

Global strengths in food & drink, financial services, tourism, and leadership in energy transition and sustainability.



Strong Public Backing

Over £700m in public investment committed to infrastructure and sustainable growth.



Business Growth Potential

UK's top-ranked area for business growth potential in 2025, with above-average resilience and expansion across all key sectors.



Quality of Life Advantage

Consistently among the UK's top five places to live, with excellent schools, healthcare, housing, and natural environment.

PEIP: The Benefits

For investors, early engagement offers a unique opportunity to influence planning and development, while securing long-term returns through a proactive, fully supported Masterplan strategy.

For businesses, strategic placement alongside like-minded organisations will ensure collaboration, cross-selling, and accelerated idea generation. As well as this, the site benefits from direct access to other planned Perth West assets including:

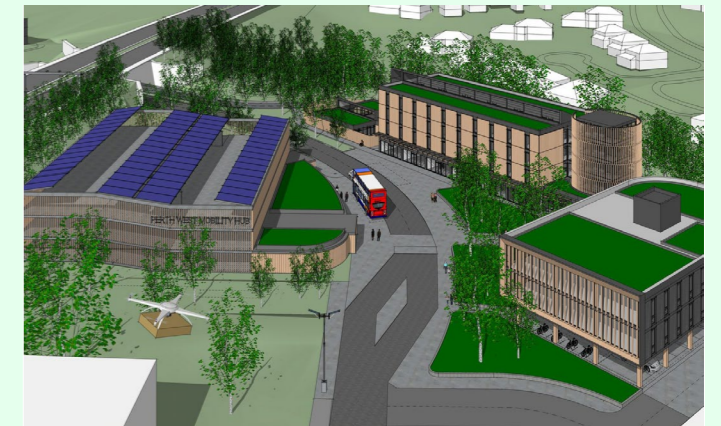
The Innovation Highway

A new road which will run through the Perth West development, alongside the Eco-innovation Park. It will act as an innovation corridor for Mobility as a Service (MAAS), active travel, and last-mile logistics testing.



The National Green Transport Hub

As part of further development phases, the hub is a proposed low-carbon fuelling stop for EVs, hydrogen HGVs, and coaches.



Dupplin Solar & BESS Farm

Located nearby, Dupplin is a proposed solar and battery energy storage farm with an export capacity of up to 75MW (with a build out of 97.5MWp), and an accompanying 15MW Battery Energy Storage.

See blcenergy.com/projects/dupplin/





For further information, please contact the sole agents:

Andrew D McCracken

07775 813538

Andrew.D.McCracken@eu.jll.com

Scott McPherson

07596 316625

scott.mcpherson@jll.com

Lease terms and rents: The buildings are available for lease on Full Repairing & Insuring (FRI) terms. Rental dependent upon tenant's specification.

Legal costs: Each party will be responsible for their own legal costs. In the normal manner the ingoing tenant will be responsible for payment of Land & Buildings Transactions Tax (LBTT) and Registration Dues.