



Closing Dates Set

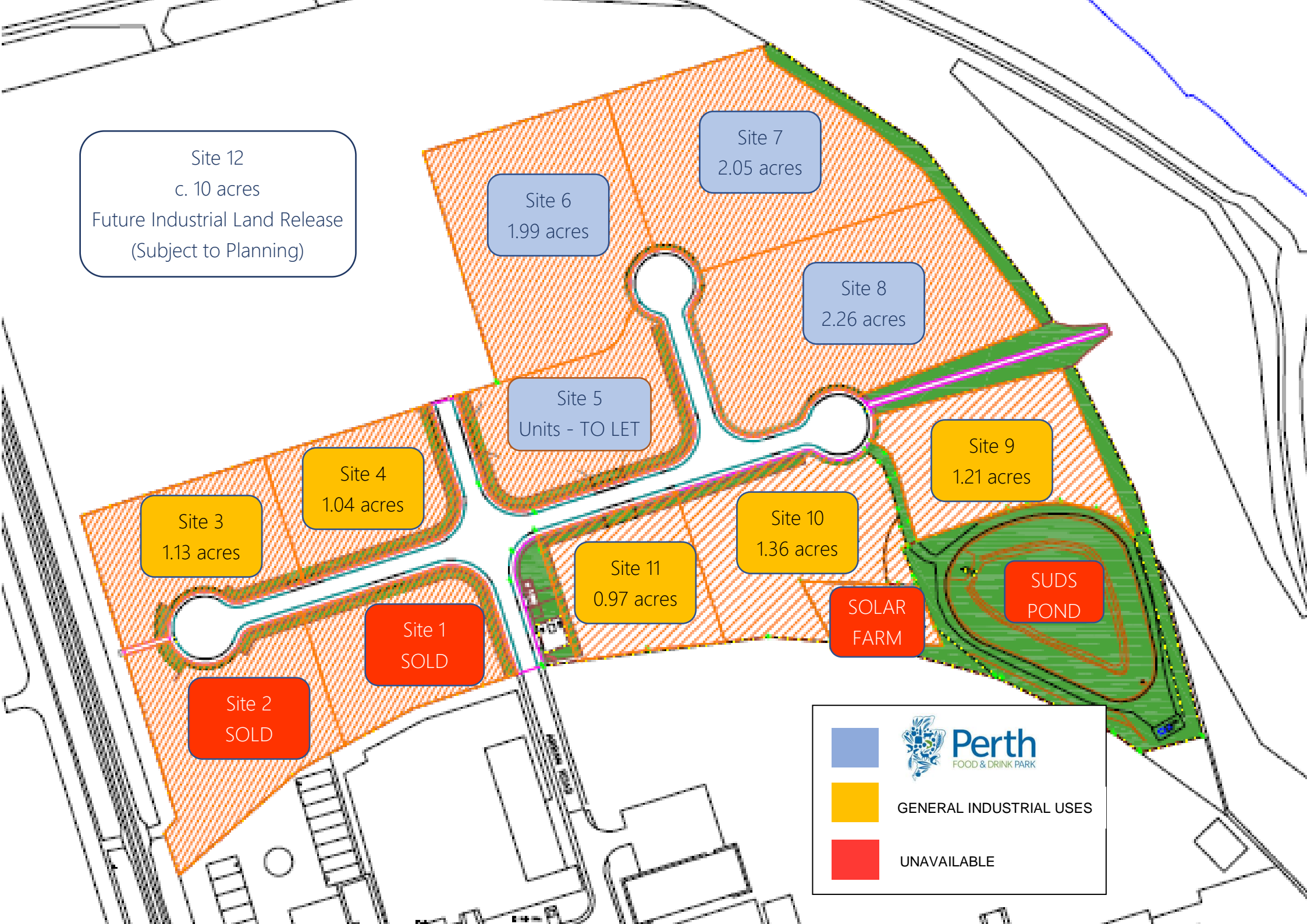
**Serviced Development Land | For Sale or Ground Lease**  
North Muirton Industrial Estate, Perth, PH1

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## Property Highlights

- ✓ Serviced Development Plots
- ✓ Will Suit General Industrial & Food & Drink Uses
- ✓ Well Connected via Inveralmond Roundabout
- ✓ Adjacent to Perth's Primary Industrial Location
- ✓ Sustainable Solar Energy Source Available

### Situation

Perth is centrally located and extremely well connected with 90% of Scotland's population within 90 minutes drivetime of the City.

The sites are strategically situated close to the A9 trunk road, with good links into Perth City centre and the mainline train station and only a 45 minute drive from Edinburgh International Airport. Perth's immediate access to Scotland's national road network, airports and the city's superb rail links ensure quick and easy access to markets and national talent.

Perthshire is home to a number of world-class education and research institutions and major companies including; SSE, Aviva, Stagecoach and Highland Spring.



### Description

The Sites are situated at the northern end of Arran Road, just off the Inveralmond Roundabout on the A9, within the North Muirton Industrial Estate.

Mains drainage, water and electricity are available in the locality. In addition, electricity is also available from the on-site private Solar Array. Interested parties should satisfy themselves as regards their requirements.

### Available Plots

Eight development plots are available:

Plot Reference	Hectares		Acres	
Plot 1	SOLD			
Plot 2	SOLD			
Plot 3	0.46		1.13	
Plot 4	0.42		1.04	
Plot 5	Workspace Production Units			
Plot 6	0.81		1.99	
Plot 7	0.83		2.05	
Plot 8	0.91		2.26	
Plot 9	0.49		1.21	
Plot 10	0.55		1.36	
Plot 11	0.39		0.97	

### Planning

The sites are designated as proposal E3 in the Local Development Plan for the development of Employment Uses.

Interested parties should make contact direct with the Development Management department at Perth & Kinross Council via 01738 475 300 or [developmentmanagement@pkc.gov.uk](mailto:developmentmanagement@pkc.gov.uk).

For the avoidance of doubt, preferred end-uses for Plots 5 - 8 are those involved in the Food & Drink industry.

Qualifying appropriate uses may benefit from a range of initiatives such as assisted marketing and promotional events in line with the Councils vision for creating a Food & Drink centre of excellence.

### Sale / Ground Lease Terms

Premium offers in respect of the Heritable (Freehold) interest in plots 3, 4, 10 & 11 are invited.

Offers which are conditional upon planning will be considered on their merits.

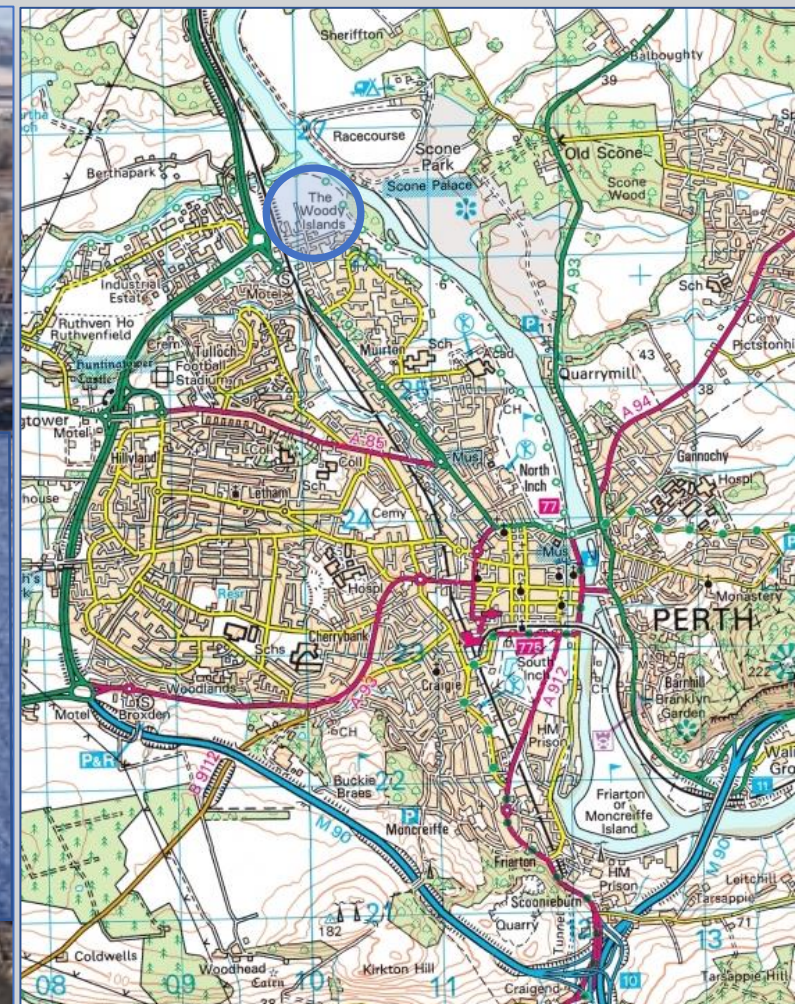
Plots 6, 7 & 8 will be available by way of long Ground Leases (although Options to Purchase may be considered dependent upon end use).

### Legal Costs

Each party will be responsible for their own legal costs with the incoming tenant responsible for LBTT and registration dues.







### Closing Date

Offers in respect of **Plots 3 and / or 4** should be submitted by **12 Noon on Thurs 8<sup>th</sup> February, 2018.**

Offers in respect of **Plots 10 and / or 11** should be submitted by **12 Noon on Fri 2<sup>nd</sup> March, 2018.**

Interested parties should contact the Sole Selling Agents in order to ensure they are informed of further closing dates which may be set in respect of remaining plots.

### Enquiries

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