

# Morris Leslie

PROPERTY

**TO LET - Warehouse/Storage Unit**



**CONTACT:**

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[morrisleslie.com](http://morrisleslie.com)

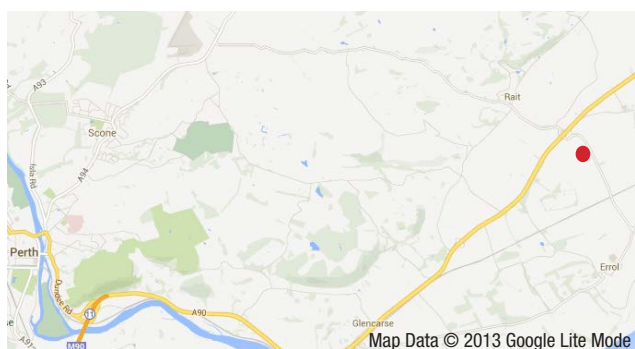
## **UNIT 4, VALLEYFIELD, BY ERROL, PH2 7ST**

- Shared yard
- Extra yard, secured or hard standing available
- High eaves heights in both units
- Serviced with electricity and water
- Excellent access to the A90 dual carriageway
- Flexible lease terms
- Electric Roller shutter door
- Integral toilets and Canteen
- Mezzanine offices

# UNIT 4, VALLEYFIELD, BY ERROL, PH2 7ST - TO LET

## LOCATION

The unit is located to the North of Errol being approximately 14 miles to the West of Dundee and 10 miles East of Perth. The site provides excellent access to the main road network being visible from the A90 dual carriageway. The unit lies approximately 500m from the carriageway. The approximate location is shown on the map extract below.



## DESCRIPTION

The subjects comprise a mid terraced warehouse/ storage unit. The unit is of steel portal construction with brick/ concrete panel walls and a profile cement roof over. The unit is accessed via electric roller shutter doors. WC facilities are provided within the unit. In addition, the unit benefits from a 74 sq m (800 sq ft) mezzanine store/office.

The unit extends to approximately 580sqm (6,250 sq ft). The minimum eaves height is approximately 4.5m. Additional modular offices/ facilities can be provided by separate negotiation.

## SERVICES

The unit is connected to main supplies of electricity and water.

## RATEABLE VALUE

The subjects are currently entered on the valuation roll at a Rateable Value of £15,400 per annum (2017/18). Relief may be available. Prospective tenants should make their own enquiries.

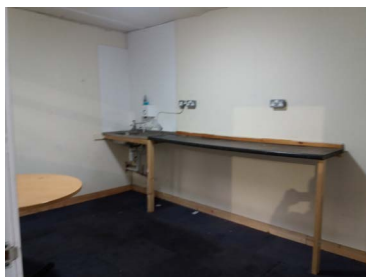
## TERMS

Rent - £16,000 per annum + VAT

Flexible lease terms

## VIEWING ARRANGEMENTS

Scott Whittet – 01821 641240



### Important Note

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.