



Fully refurbished unit



Glazed entrance door



2 x roller shutter loading doors



Minimum internal eaves height 3.6m



3 Phase electricity



On site car parking and circulation space



# UNIT 7, ACORN TRADE PARK

ARRAN ROAD | NORTH MUIRTON INDUSTRIAL ESTATE | PERTH | PH1 3DZ

**TO LET**

**5,166 SQ FT (479.94 SQ M)**  
**TRADE COUNTER UNIT**

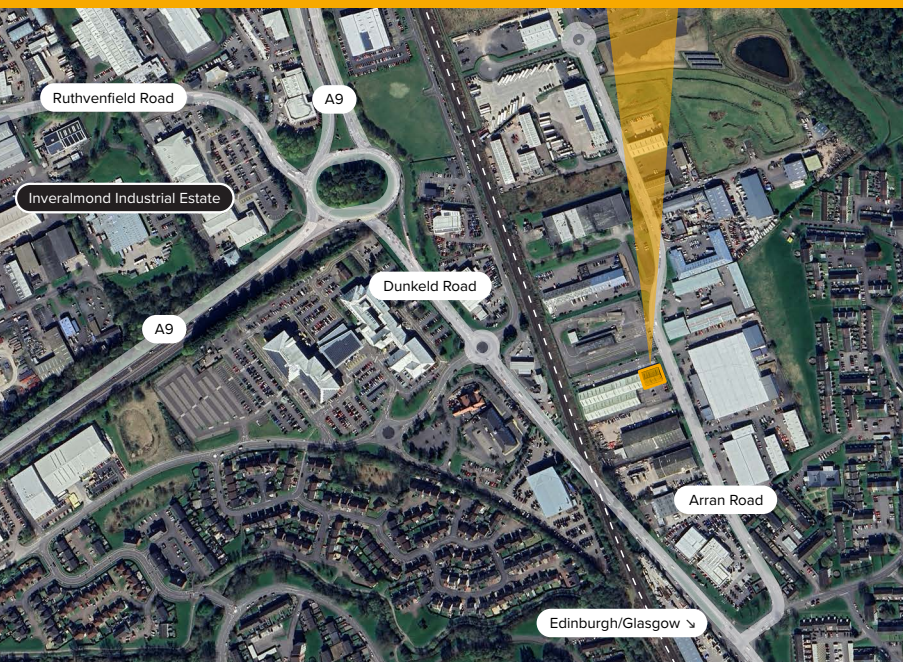


## LOCATION

Acorn Trade Park is situated within the North Muirton Industrial Estate off Arran Road. The industrial estate is accessible via Dunkeld Road which provides direct access to the A9 trunk road at the Inveralmond Roundabout. The estate is situated approximately 2 miles north of Perth City Centre. Occupiers currently include Howdens Joinery and Network Rail, with other nearby occupiers including Jewson, Edmundson Electrical, Dingbro, Dulux and Enterprise Car Rental.

The City of Perth lies approximately 45 miles to the north of Edinburgh, 59 miles northeast of Glasgow and 22 miles to the west of Dundee. Perth is strategically placed between Scotland's four major cities and offers excellent road communications via the M90 south and the A9 to the north and west towards Glasgow.

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## DESCRIPTION

Unit 7 is a newly created end terrace unit of 5,166 sq ft which has undergone a substantial refurbishment programme. Works have included a new glazed entrance door with glazing to the front, providing the ideal space for a trade counter operator or similar.

Acorn Trade Park provides a range of modern industrial / trade counter style units, totalling 34,390 sq ft. The estate is arranged over two terraced back-to-back blocks and is sub-divided into 11 individual units ranging in size from 1,526 sq ft up to 13,650 sq ft.

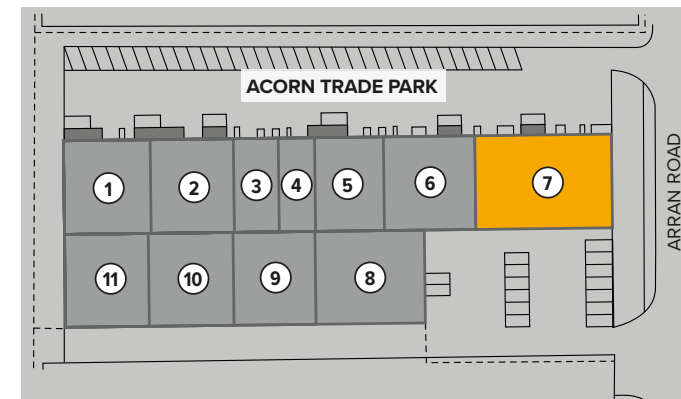
## TERMS / RENTS & OTHER CHARGES

Details of the rents and other charges are available on request from the letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

## EPC

A copy of the individual EPC is available upon request.

## SITE PLAN



## VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact one of the letting agents.



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