



**TO LET**

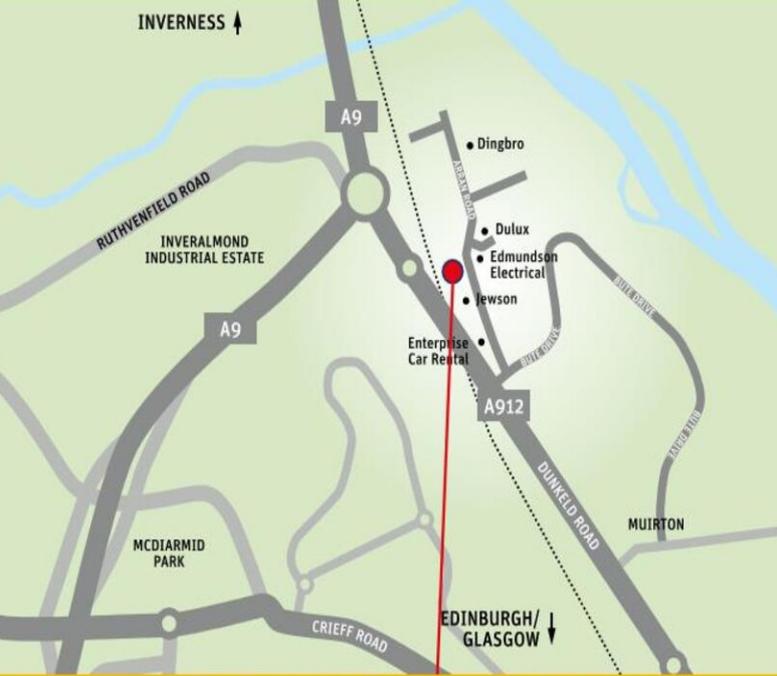
# UNIT 7, ACORN TRADE PARK

**NORTH MURTON INDUSTRIAL ESTATE, ARRAN ROAD,  
PERTH, PH1 3DZ**

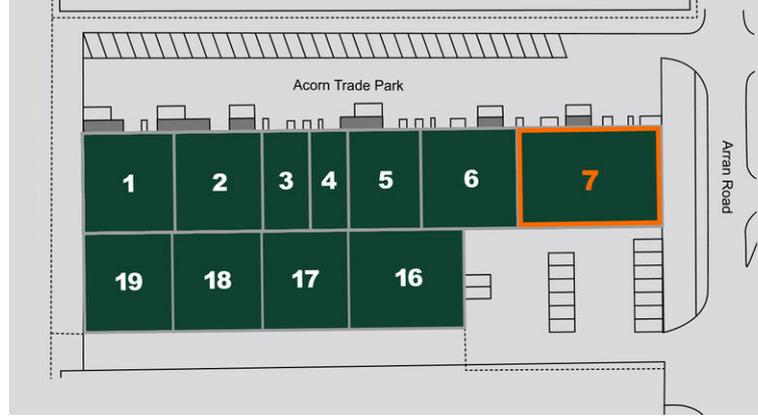


- Fully Refurbished Unit
- 2 x Roller Shutter Doors
- New Glazing Panels
- 3 Phase Electricity Supply
- On Site Car Parking
- 2 miles from Perth City Centre

**COMING SOON - TRADE COUNTER UNIT**  
**5,166 sq ft (479.94 sq m)**



## ACORN TRADE PARK



## TRAVEL DISTANCE

Location	Miles	Mins	Type
Dundee	28	42	Car
Edinburgh	48	1 hr 20 mins	Car
Glasgow	60	1 hr 7 mins	Car

Source: theAA.com

# UNIT 7, ACORN TRADE PARK

ARRAN ROAD, NORTH MUIRTON INDUSTRIAL ESTATE, PERTH



## DESCRIPTION

Unit 7 is a newly created end terrace unit of 5,166 sq ft which is undergoing a substantial refurbishment programme. Works include a new glazed entrance door and glazing to the front, providing the ideal space for a trade counter operator.

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 13 individual units ranging in size from 1,526 sq ft to 13,650 sq ft.

## SPECIFICATION

- 2 x roller shutter loading doors
- Minimum internal eaves height 3.6m
- 3 phase electricity supply
- On site car parking and circulation space

## EPC

The EPC rating for the unit is TBC. A copy of the Certificate will be available upon request.

## TERMS

The accommodation is available to let on full repairing and insuring terms. Please contact the joint letting agents for further details.

## 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 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 north east 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.

## VIEWING / FURTHER INFO

To arrange a viewing, or to obtain further information, please contact either of the letting agents.



**Whittle Jones - Suite 5A, Earls Court, Earls Gate Business Park, Grangemouth FK3 8ZE**

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