



## **INDUSTRIAL / BUSINESS**

- > SIX UNITS OF VARIOUS SIZES
- > ESTABLISHED INDUSTRIAL ESTATE
- > ADJACENT TO A75 TRUNK ROAD
- > LARGE PRIVATE SECURE PARKING / YARD
- > SUITABLE FOR VARIETY OF BUSINESS USES
- > FLEXIBLE LONG & SHORT TERM LEASES AVAILABLE
- > POTENTIAL FOR 100% RATES RELIEF

**TO LET**

**HOLMPARK INDUSTRIAL ESTATE, NEWTON STEWART, DG8 6AW**

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## DESCRIPTION

The property was constructed around 1991 as a food processing factory. The insulated wipe-clean fit out remains in place however the space is currently being sub-divided to create six new business units.

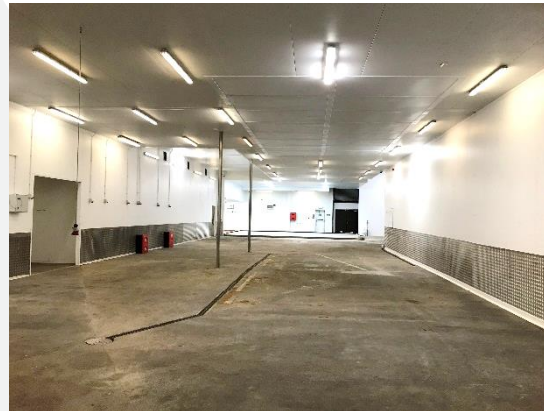
The property is of steel portal frame construction with block in-fill walls and profile metal sheet cladding. The internal eaves height is approximately 3.5m.

Vehicle access is provided by roller shutter doors.

The newly formed units will either have dedicated toilet facilities or access to a shared toilet.

An additional office suite is available at the rear of the property. This can be let separately or in conjunction with one of the new units.

To the front of the property is a large secure parking / yard area with concrete surface.

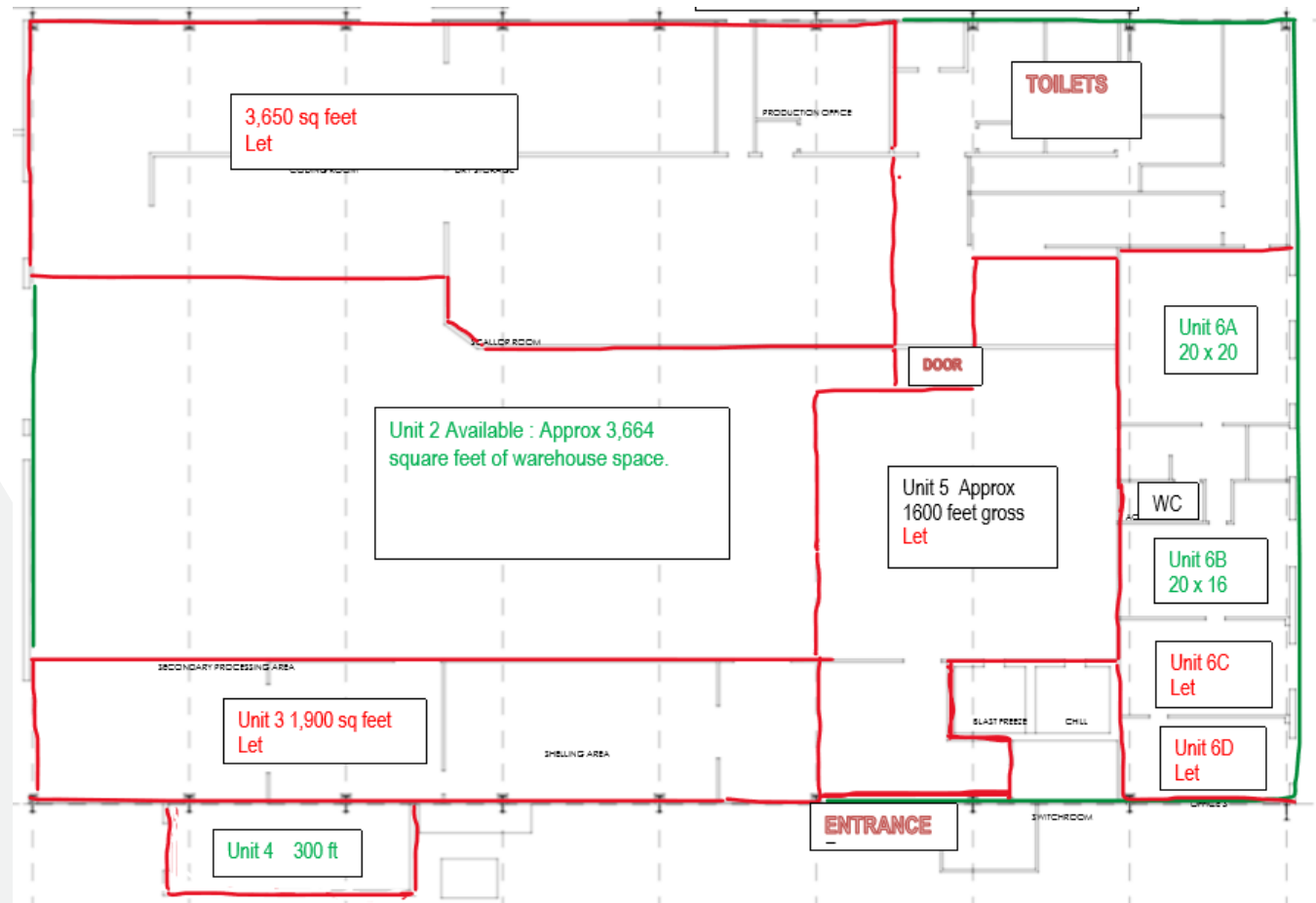


**FLOOR AREAS**

	m <sup>2</sup>	ft <sup>2</sup>
Unit 1 (NOW LET)	334.45	3,600
Unit 2	340.40	3,664
Unit 3 (NOW LET)	176.52	1,900
Unit 4	27.87	300
Unit 5 (NOW LET)	148.65	1,600
Unit 6A	37.16	400
Unit 6B	29.73	320
Unit 6C & 6D (NOW LET)	60.39	650

The above floor areas are stated on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

The areas are however approximate and will be confirmed upon completion of the sub-division works.



## LOCATION

Newton Stewart is a large market town located in the Dumfries & Galloway Council area of south west Scotland. The town is set on the A75 trunk road at its junction with the A714.

The regional capital of Dumfries lies 48 miles to the east with Stranraer, the region's second largest town, around 25 miles to the west.

The A75 provides an important road link between the M74 / M6 and the Cairnryan ferry ports which are situated on the A77, around 28 miles to the west.

The A77 also provides a connection to Glasgow and Scotland's west coast.

The unit is located within Holmpark Industrial Estate, off New Galloway Road (B7079), which lies around half a mile from the A75.

## RENT AND LEASE TERMS

Flexible long and short term lease options are available.

Rent on application.

## VALUE ADDED TAX

We are verbally advised that the property is VAT elected.

## SERVICES

Mains water, electricity and drainage. The new sub-divided units will have dedicated electricity and water supplies.

## RATING ASSESSMENT

The Rateable Value for each of the new units requires to be assessed.

100% rates relief under the Small Business Bonus Scheme may be available on units with a Rateable Value up to £15,000..

## PLANNING

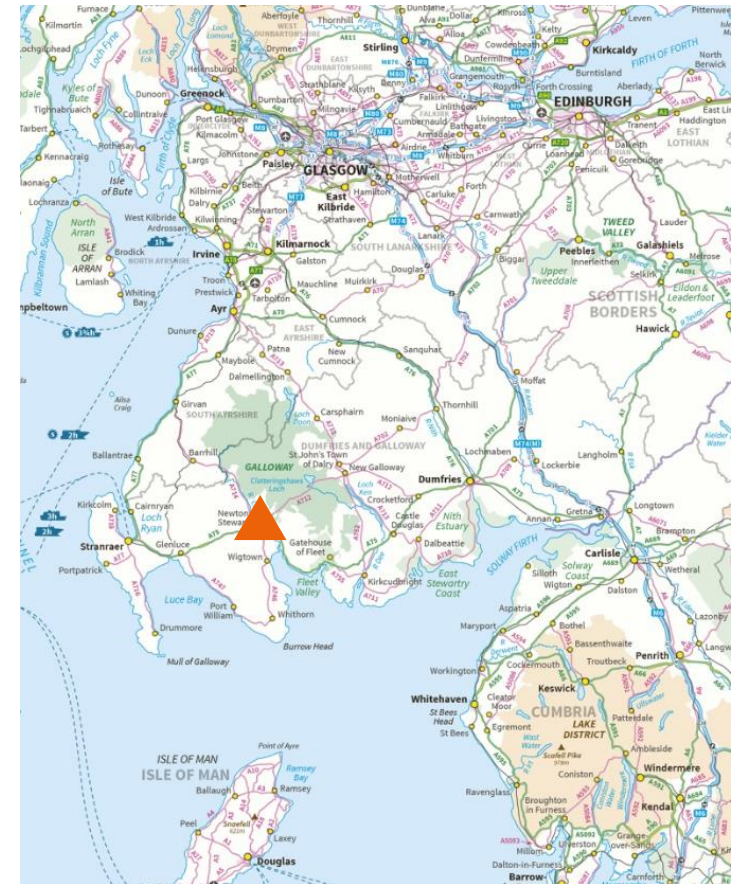
The units are suited to a variety of commercial uses, subject to Local Authority consents. Prospective tenants are advised to make their own enquires direct with Dumfries & Galloway Council.

## LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant will be responsible for LBTT, registration dues and VAT where applicable.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending  
A copy of the EPCs are available on request.



For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors** 18 Castle Street, Dumfries, DG1 1DR | 01387 264333  
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