

INDUSTRIAL

- > DETACHED UNIT
- > ESTABLISHED ESTATE ADJACENT TO A76
- > SECURE YARD, PARKING & OPEN STORAGE AREA
- > 6.5M EAVES, GAS HEATING, & EXTRACTION
- > TWO LOADING DOCKS AND ROLLER SHUTTER ACCESS
- > DEMOUNTABLE GANTRY CRANE
- > ADDITIONAL CABIN OFFICE & WELFARE ACCOMMODATION
- > LARGE POWER SUPPLY WITH SUB-STATION ON SITE

TO LET / MAY SELL

FACTORY / WAREHOUSE, LOCHSIDE INDUSTRIAL ESTATE, DUMFRIES, DG2 0JE

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LOCATION

Dumfries, with a population of around 33,000 is the largest town in Dumfries & Galloway as is therefore southwest Scotland’s main shopping and administrative centre.

The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle, occupying a strategic location at the intersection of the A75, A76 and A701 trunk roads.

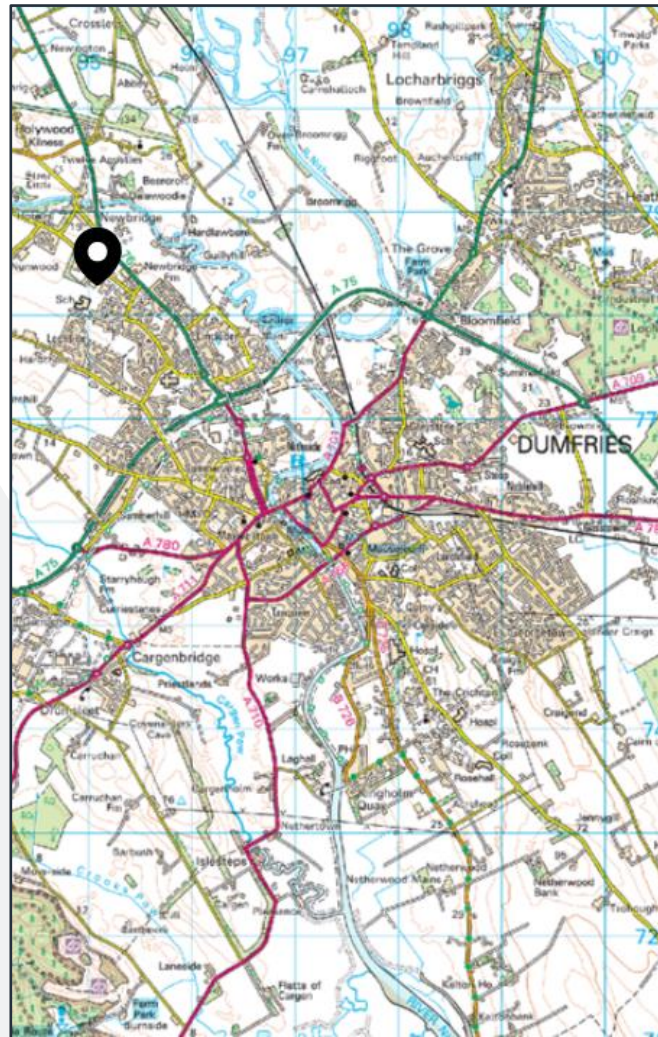
The A709 provides the shortest link to the A74(M) motorway at Lockerbie, although the A75 and A701 offer alternative routes dependant on the direction of travel, with junctions at Gretna and Beattock respectively.

The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

The unit occupies a central position within Lochside Industrial Estate which is set on the southern side of Irongray Road and lies adjacent to the A76 trunk road.

The A75 bypass is around 1 mile south of the estate, with Dumfries town centre circa 2 miles to the south.

Nearby occupiers include Solway DAF, Euro Car Parts, Wheatley Homes South, Shortridge, SIMS Lifecycle Services, David Hardie Engineering, Nordic Tyres (UK), SEPA, NWH Group, and D&G Council.





DESCRIPTION

The subjects comprise a detached industrial unit of steel portal frame construction with insulated profile metal sheet cladding.

The internal eaves height is 6.50m (21ft 3ins) or thereby. Vehicle access is provided by a roller shutter door measuring approximately 3.1m (10ft 2ins) wide by 4m (13ft 1ins) high. The unit also benefits from two loading docks.

A demountable gantry with two overhead cranes and two jib cranes has been installed by the outgoing tenant. These may be available subject to separate negotiation.

Externally, there is a private drive and gated entrance which leads to a concrete surfaced open storage area at the front of the unit, and a tarmac secure surfaced yard at the rear.

We estimate the total site area to be circa 0.493Ha (1.22 Ac).

Set within the secure yard is a portable cabin with external access ramp that provides a reception area, meeting room, four offices, staff kitchen, toilets (male, female, & accessible), and a store. Windows are of double-glazed uPVC casement design.

In addition, there is an open-fronted shelter within the southwest corner of the yard.

FLOOR AREAS	m²	ft²
Industrial Unit	1,506.60	16,217
Cabin	170.75	1,838

The above floor areas, which have been calculated from on-site measurements, are stated on a Gross Internal Area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



SERVICES

Mains water, gas, electricity, and drainage.

The property benefits from a large power supply, with a sub-station set within the northeast corner of the site.

Space heating within the industrial unit is provided by gas-fired warm air blowers. The unit also benefits from wall mounted extraction fans.

Climate control units have been installed within the office and welfare cabin.

RATING ASSESSMENT

RV- £30,500

PLANNING

We are verbally advised that the property is currently registered for Class 5 (General Industrial) use. The unit is however suited to alternative industrial use, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

RENT & LEASE TERMS

Rental offers around **£65,000 + VAT per annum** are invited.

The property is available by way of a new long-term lease on a Full Repairing & Insuring (FRI) basis, incorporating a regular rent review pattern.

PRICE

Purchase offers are invited for our client's heritable interest.

VALUE ADDED TAX

We are verbally advised that the property is VAT elected.

LEGAL COSTS

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

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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

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