

TO LET

**INDUSTRIAL /
TRADE COUNTER**

Modernised unit with
two storey offices

GIA: 1,080.28 sq.m. (11,628 sq.ft.)

Dedicated loading & parking

Gas-fired heating

Set in established estate adjacent to
A76 & near A75

Flexible lease terms available



VIRTUAL TOUR



WHAT 3 WORDS



UNIT B LOCHSIDE INDUSTRIAL ESTATE, DUMFRIES, DG2 0HT

CONTACT: Fraser Carson | f.carson@shepherd.co.uk | 01387 264333
Robert Maxwell | robert.maxwell@shepherd.co.uk | www.shepherd.co.uk





Location

UNIT B LOCHSIDE INDUSTRIAL ESTATE,
DUMFRIES, DG2 0HT



The subjects are set within an established business & industry district, adjacent to the A76 and circa 1 mile from the A75.

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) / M6 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 property occupies a prominent position within Lochside Industrial Estate and is visible to passing traffic on Irongray Road.

Nearby occupiers include Vaso by Eco, Solway DAF, Euro Car Parts, Wheatley Homes South, SIMS Lifecycle Services, Shortridge, SEPA, Tennents, The NWH Group, AMD, and Murray.

Dumfries town centre lies 2.5 miles to the south.

Well proportioned and adaptable unit convenient to main road network



FIND ON GOOGLE MAPS



Description

UNIT B LOCHSIDE INDUSTRIAL ESTATE,
DUMFRIES, DG2 0HT



The subjects comprise a modernised attached unit including two storey integral office accommodation, together with a dedicated loading bay and parking space.

The unit is of steel portal frame construction with brick infills and insulated smooth / profile metal sheet external cladding. Windows are of double-glazed aluminium casement design.

The internal accommodation extends to the following:

Ground Floor

Reception, Three Offices, Kitchen, Staff Room, Stores, Standard & Accessible Toilets, Warehouse / Workshop

First Floor

Three Offices, Meeting Room, Boardroom, Kitchen, Standard Toilet, Store / Comms Room

The office & welfare accommodation is finished to a good standard with carpet and vinyl floor coverings, painted walls, and acoustic tile ceilings with LED panel lighting.

Access to the first floor is via an enclosed stairwell with metal feature staircase and full-height glazing.

The heated warehouse / workshop is finished to a typical standard with LED striplights.

The internal eaves height is circa 4.45m (14ft 7ins). Vehicle access is via an insulated up & over door, measuring approximately 4m (13ft 1ins) wide by 4.95m (16ft 2ins) high.

The dedicated loading / parking area has a tarmac surface and extends to 19 standard spaces and 2 disabled spaces.

FLOOR AREA	m ²	ft ²
Ground Floor	934.70	10,061
First Floor	145.58	1,567
TOTAL	1,080.28	11,628

The above floor areas have been calculated from on-site measurements and are stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floorplans

UNIT B LOCHSIDE INDUSTRIAL ESTATE,
DUMFRIES, DG2 0HT



Ground Floor

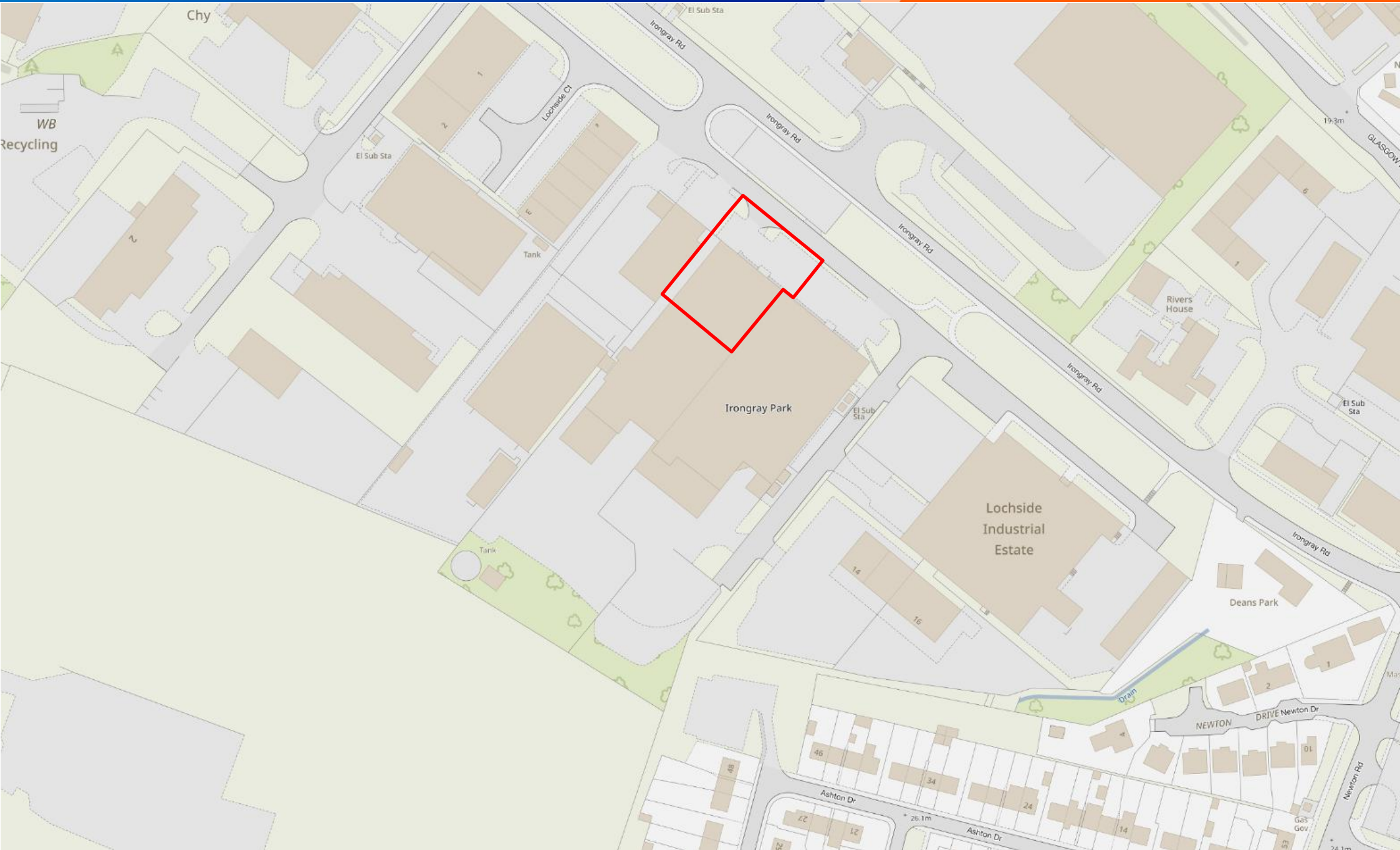


First Floor



Site Plan

UNIT B LOCHSIDE INDUSTRIAL ESTATE,
DUMFRIES, DG2 0HT





Gallery

UNIT B LOCHSIDE INDUSTRIAL ESTATE,
DUMFRIES, DG2 0HT





Services

We understand the property is connected to mains supplies of water, gas and electricity, with drainage into the public sewer.

Space heating and hot-water within the office & welfare accommodation is provided by a gas-fired boiler, serving a series of wall mounted radiators.

Air conditioning has been installed within the first floor boardroom and store / comms room.

The staff room is heated by electric panel radiators.

The warehouse / workshop is served by gas-fired warm-air blowers.

Planning

The unit is presently used for storage and distribution purposes however has a previous and longstanding use as a trade counter.

We therefore assume the subjects are registered for Class 4 (Business), Class 5 (General Industrial), and/or Class 6 (Storage or Distribution) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

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

Rent & Lease Terms

Rental offers are invited.

The subjects are available by way of a new lease on a Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern.

Tenant incentives may be available.

Rateable Value

£26,500

Value Added Tax

We are verbally advised that the property is VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The tenant will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending
A copy of the EPC is available on request.

Get in Touch

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



Fraser Carson

f.carson@shepherd.co.uk



Robert Maxwell

robert.maxwell@shepherd.co.uk

Shepherd Chartered Surveyors

18 Castle Street, Dumfries, DG1 1DR

t: 01387 264333



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 on 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.

shepherd.co.uk