

TO LET

Office

Fully refurbished circa 2010

Accessible open-plan
accommodation

Parkland setting with outlook over
River Nith

Private car park

Flexible lease terms available

Rental Offers Invited



VIDEO TOUR



WHAT 3 WORDS



OFFICE, PARK LANE, DUMFRIES, DG1 2AX

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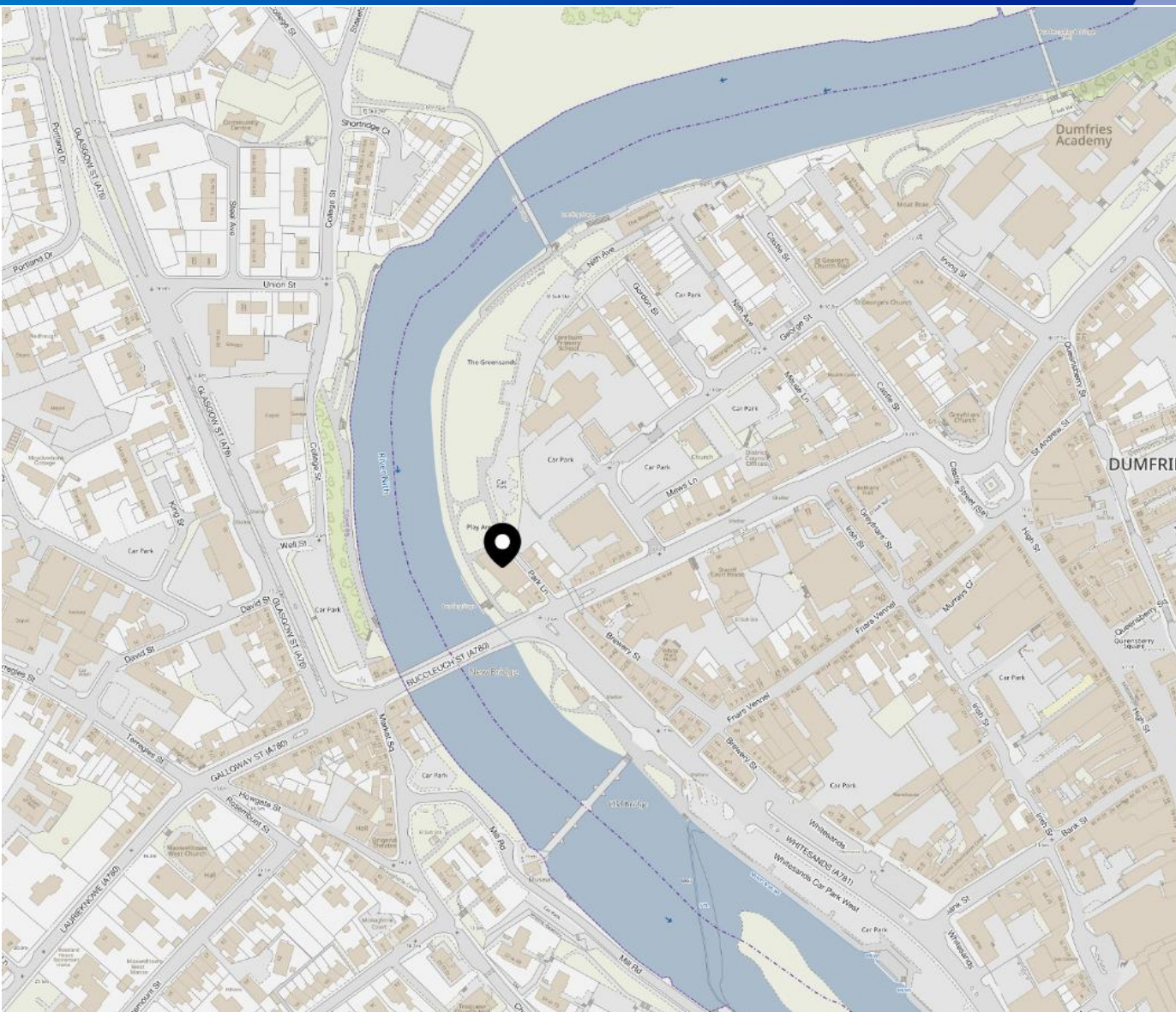
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Location

OFFICE, PARK LANE, DUMFRIES, DG1 2AX



The property lies in a mature parkland setting at the edge of Dumfries town centre, with an open outlook over the River Nith.

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway and 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 property is set on the northern side of Buccleuch Street, which is one of the main town centre thoroughfares, and is accessed via Park Lane.

Around 8 private parking spaces are provided on an adjacent site that is linked by a pedestrian gate.

There is an area of open green space along the banks of the River Nith to the north, including a substantial level of free long-stay public parking.

Both the private and public car parks are accessible from George Street.

In addition, a pedestrian footpath / cycle lane offers a direct connection to the Whitesands bus stances & taxi rank.

Accessible and recently refurbished office accommodation with private parking



FIND ON GOOGLE MAPS



Description

OFFICE, PARK LANE, DUMFRIES, DG1 2AX



The subjects comprise a detached ground floor office that was fully refurbished circa 2010.

The property is of traditional construction with a painted roughcast external finish, surmounted by a pitched roof with insulated metal sheet cladding.

There are main entry doors to both the front and rear elevations, which are either set at street level or served by external concrete ramps. Natural daylighting is provided by double-glazed uPVC casement windows. All doors and windows are protected out-of-hours by external security shutters.

Internally, the building offers fully accessible and open-plan accommodation. The current fit-out (as indicated on the enclosed floor plan) has been created using stud partition walls.

The finish is to a high standard and includes carpet / vinyl floor coverings, painted walls, and suspended acoustic tile ceilings. Sanitary fittings are on good quality modern lines.

Externally, a private lawn at the front of the building provides an opportunity to create additional amenity.

Accommodation	m ²	ft ²
Ground Floor	376.73	4,055

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



Description

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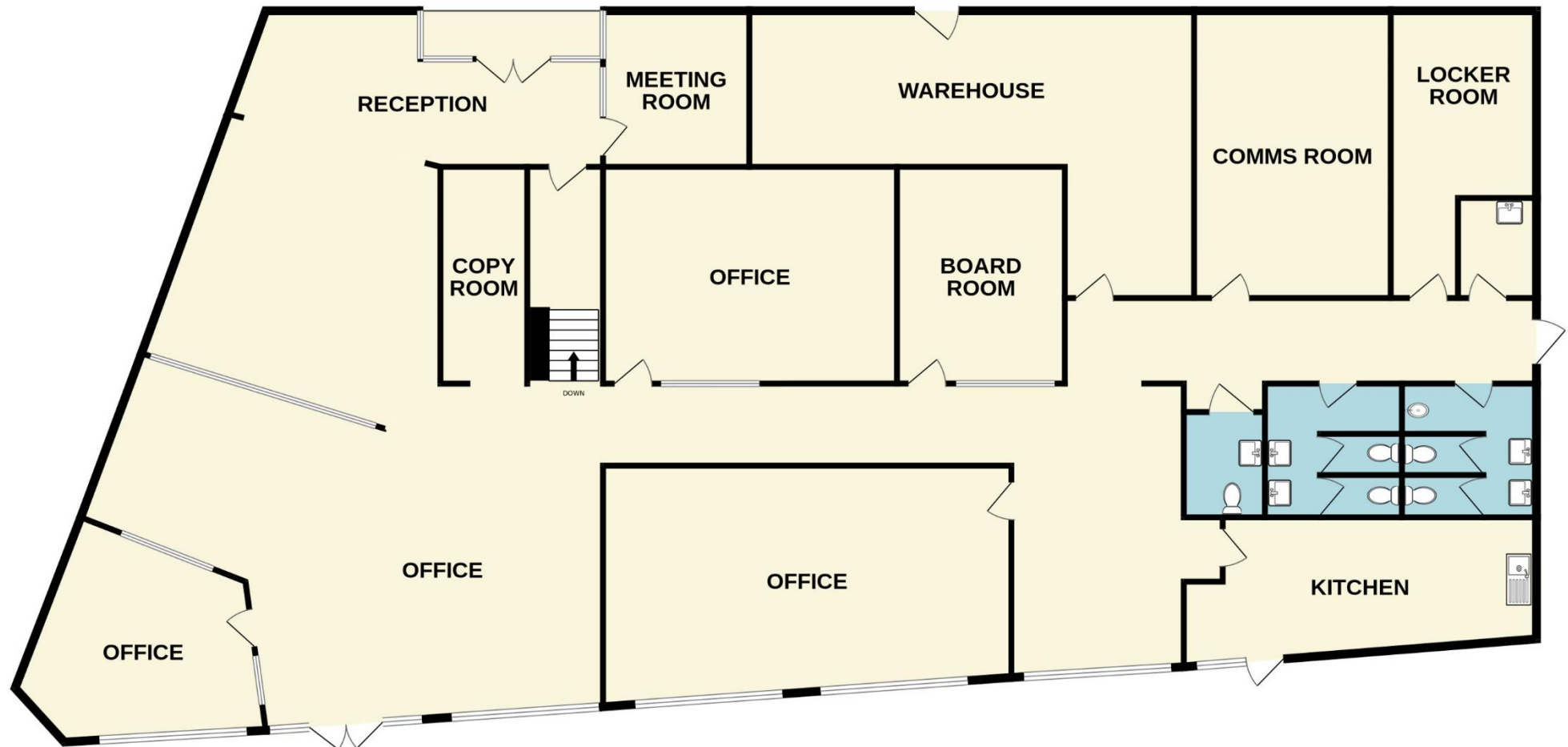
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Floor Plan

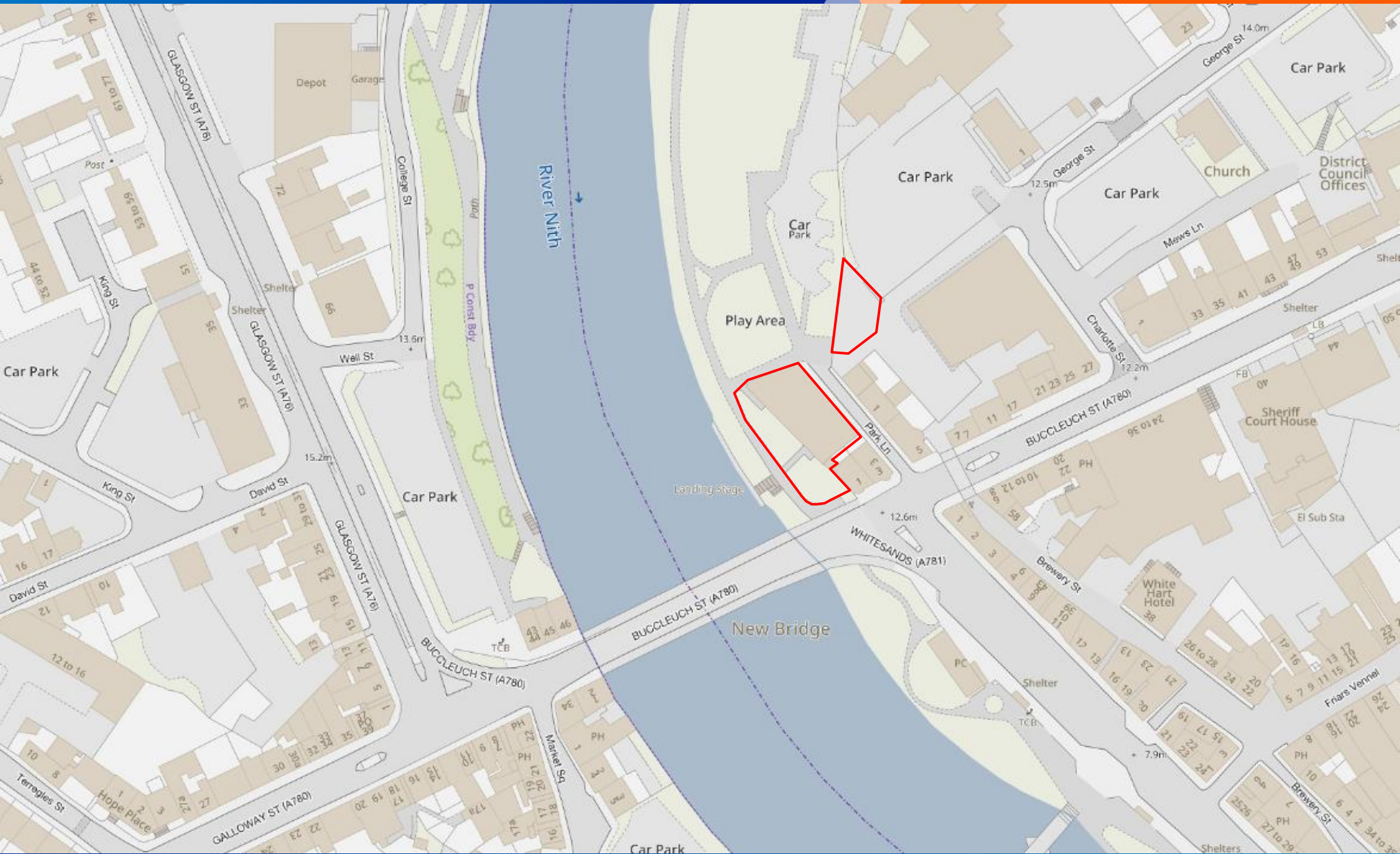
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Site Plan

OFFICE, PARK LANE, DUMFRIES, DG1 2AX





Services

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

Ceiling and wall mounted climate control units have been installed throughout the main office accommodation.

Space heating within the ancillary areas is provided by a series of floor mounted electric storage heaters.

Hot water is delivered by instantaneous in-line electric heaters.

Planning

We understand the property is registered for Class 4 (business) 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.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

Rateable Value

RV - £35,300

Rent & Lease Terms

Rental offers invited

The property is available by way of a new Full Repairing & Insuring (FRI) lease, for a flexible term, incorporating a regular review pattern.

Tenant incentives may be available, subject to the length of lease agreed.

Value Added Tax

Prospective purchasers are advised to satisfy themselves independently as to the incidence of VAT.

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.

Get in Touch

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



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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.

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