

# TO LET

## INDUSTRIAL

Two adjoining units

19,862 sq.ft. – 62,631 sq.ft.

Secure yard at rear (circa 1.8 Ac)

Private parking to front & side

Easy Access to A76 & A75

Flexible lease terms available



VIDEO TOUR



WHAT 3 WORDS



## UNIT A & UNIT C LOCHSIDE INDUSTRIAL ESTATE, DUMFRIES, DG2 0HT

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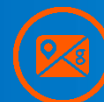


## Location

UNIT A & UNIT C LOCHSIDE INDUSTRIAL ESTATE,  
DUMFRIES, DG2 0HT



**Large factory / distribution warehouses set  
within established industrial estate**



FIND ON GOOGLE MAPS

**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 City Building Glasgow, Solway DAF, Euro Car Parts, Shortridge, SEPA, Wheatley Homes South, Tennents, The NWH Group, and Murray.

Dumfries town centre lies 2.5 miles to the south.





# Description

UNIT A & UNIT C LOCHSIDE INDUSTRIAL ESTATE,  
DUMFRIES, DG2 0HT



## The subjects comprise two adjoining industrial units with secure yard & private parking.

The units are of steel portal frame construction with brick infills and insulated smooth / profile metal sheet external cladding.

To the rear of Unit A is a large open-sided canopy incorporating a delivery office. In addition, a steel portal frame extension with profile metal sheet external cladding has been added to Unit C

Natural daylighting is provided by double-glazed windows and translucent roof panels.

The internal eaves height is circa 4.47m (14ft 7ins).

Proportionate office and welfare provision is provided to the front of Unit A and the rear of Unit C.

The rear yard is secured by metal palisade fencing and entry gates. The main circulation area has a tarmac surface with additional laydown formed using hardcore.

We estimate the total yard area extends to circa 1.8 Ac or thereby, subject to clearance of defunct plant and vegetation.

FLOOR AREAS	m <sup>2</sup>	ft <sup>2</sup>
<b>UNIT A</b>		
Ground Floor	3,179.90	34,228
First Floor	232.79	2,506
Mezzanine	198.28	2,134
Canopy	362.41	3,901
<b>TOTAL</b>	<b>3,973.38</b>	<b>42,769</b>
<b>UNIT C</b>		
Ground Floor	1,736.31	18,689
Mezzanine	109.01	1,173
<b>TOTAL</b>	<b>1,845.32</b>	<b>19,862</b>

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).





# Site Plan

UNIT A & UNIT C LOCHSIDE INDUSTRIAL ESTATE,  
DUMFRIES, DG2 0HT











# Gallery

UNIT A & UNIT C LOCHSIDE INDUSTRIAL ESTATE,  
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## Services

We understand each unit connects to mains supplies of water, gas and electricity, with drainage into the public sewer.

Space heating is provided by suspended gas-fired warm air blowers, together with a gas-fired boiler(s) serving a series of wall mounted radiators.

## Planning

We assume the subjects are registered for Class 4 (Business), Class 5 (General Industrial), and 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.

## Energy Performance Certificate (EPC)

Unit A: D  
Unit C: Pending

A copy of the EPCs are available on request.

## Rateable Value

Unit A & Unit C: £84,250

## Rent

Unit A: £110,000 + VAT per annum  
Unit C: £65,000 + VAT per annum

Rental offers are invited from prospective tenants seeking single occupancy of both units.

## Lease Terms

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

Tenant incentives may be available.

## 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.

## 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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