

TO LET

Office / Business

Modern detached premises
with accessible entrance & facilities

Set within landscaped parkland estate

Twelve adjacent parking spaces
& public transport links

NIA: 346.67 sq.m. (3,731 sq.ft.)

Suited to a variety of commercial uses
(subject to consents)

Rent on application



VIDEO TOUR



WHAT 3 WORDS



**CAIRNSMORE HOUSE, THE CRICHTON, BANKEND ROAD,
DUMFRIES, DG1 4GW**

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





Location

CAIRNSMORE HOUSE, THE CRICHTON,
BANKEND ROAD, DUMFRIES, DG1 4GW



The property occupies a central position within The Crichton Estate, surrounded by a wide range of amenities and tranquil landscaped parkland.

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.

Connections to the A74(M) / M6 motorway are available at Lockerbie via the A709, Gretna via the A75, and Beattock via the A701.

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

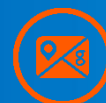
The Crichton Estate is home to Scotland's first multi-institutional university campus, comprising The University of the West of Scotland, The University of Glasgow, and Dumfries & Galloway College.

Estate amenities include a café, bistro / bar, swimming pool & spa, hotel, wedding & event venue, church, and recreational grounds, including a 9-hole golf course.

Dumfries town centre is within easy reach, around 1.5 miles to the north.

There are several car parks within the estate, which also benefits from regular bus services.

Modern detached office set within historic 85-acre estate & established business park.



FIND ON GOOGLE MAPS



Description

CAIRNSMORE HOUSE, THE CRICHTON,
BANKEND ROAD, DUMFRIES, DG1 4GW



The subjects comprise modern detached premises that are well suited for a broad spectrum of commercial uses.

The building appears to have been redeveloped in the early 2000's and is of masonry construction with external timber / sandstone cladding, surmounted by a pitched and insulated metal-sheet clad roof. The windows are of double-glazed aluminium casement design.

The property offers a balanced mix of open-plan and cellular accommodation, as follows:

- Accessible Entrance
- Large Open-Plan Office
- Two Private Offices
- Conference Room
- Server Room / Secure File Store
- Staff Room
- Toilets & Showers (including accessible WC)
- Cleaner's Cupboard
- Plant Room (accessed externally)

The floors are of suspended concrete construction with carpet / vinyl coverings. The walls have a painted finish whilst the ceilings are formed by suspended acoustic tile grids. The staff room benefits from modern fitted kitchen units and worktop, with integrated sink & drainer.

There are a total of twelve adjacent parking spaces, including designated accessible parking.



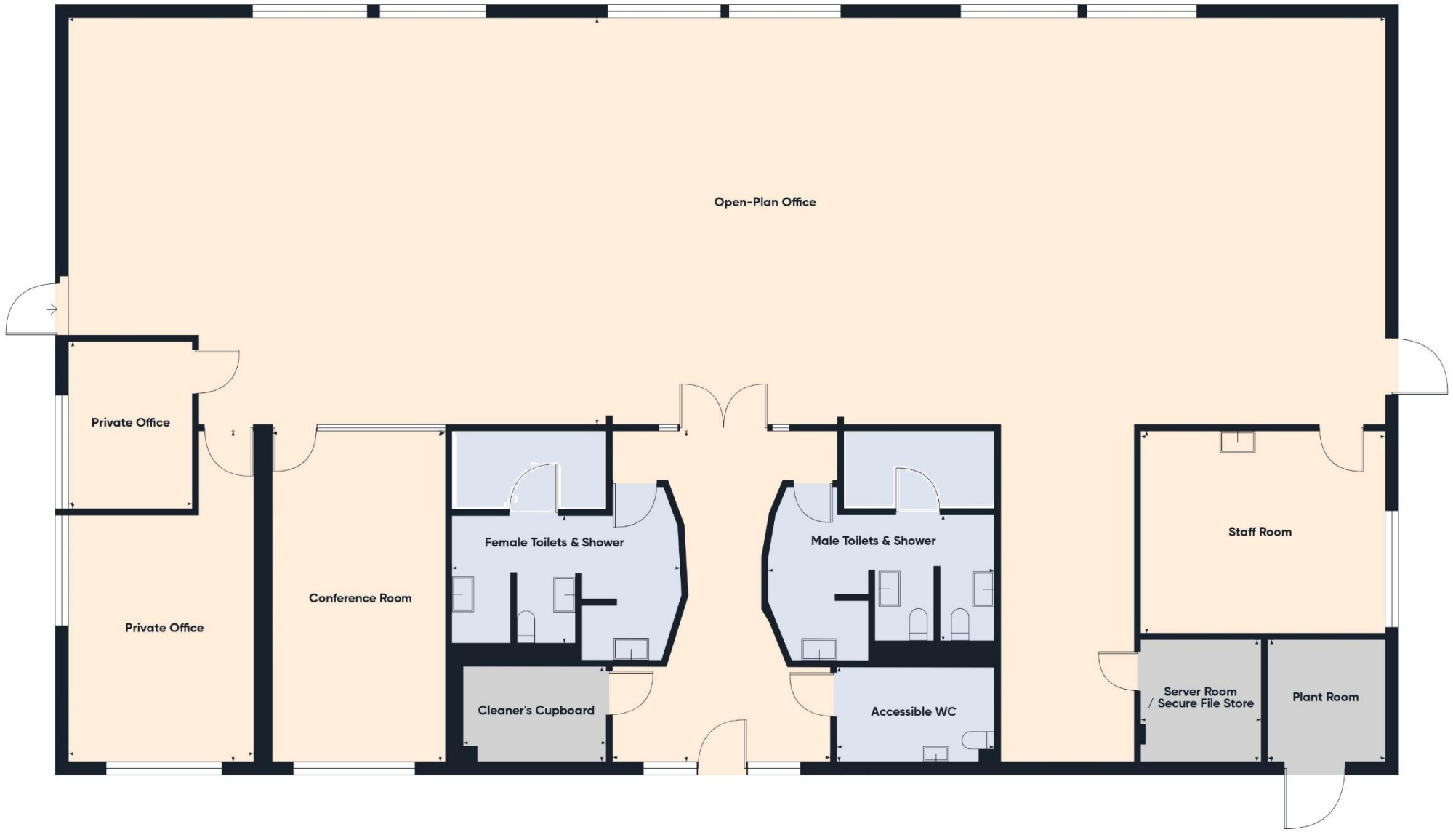
FLOOR AREA	m ²	ft ²
Ground Floor	346.67	3,731

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



Floor Plan

CAIRNSMORE HOUSE, THE CRICHTON,
BANKEND ROAD, DUMFRIES, DG1 4GW





Gallery

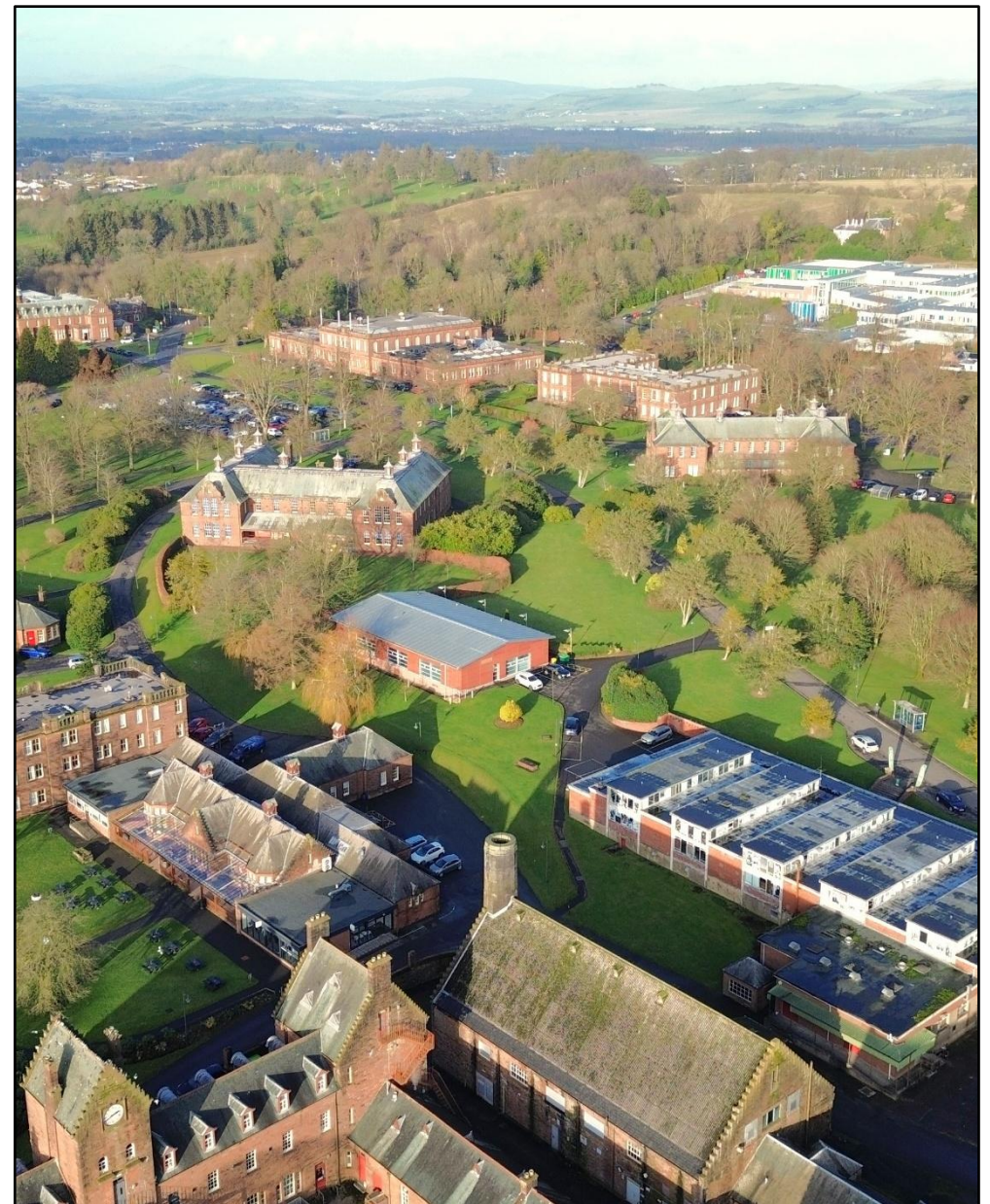
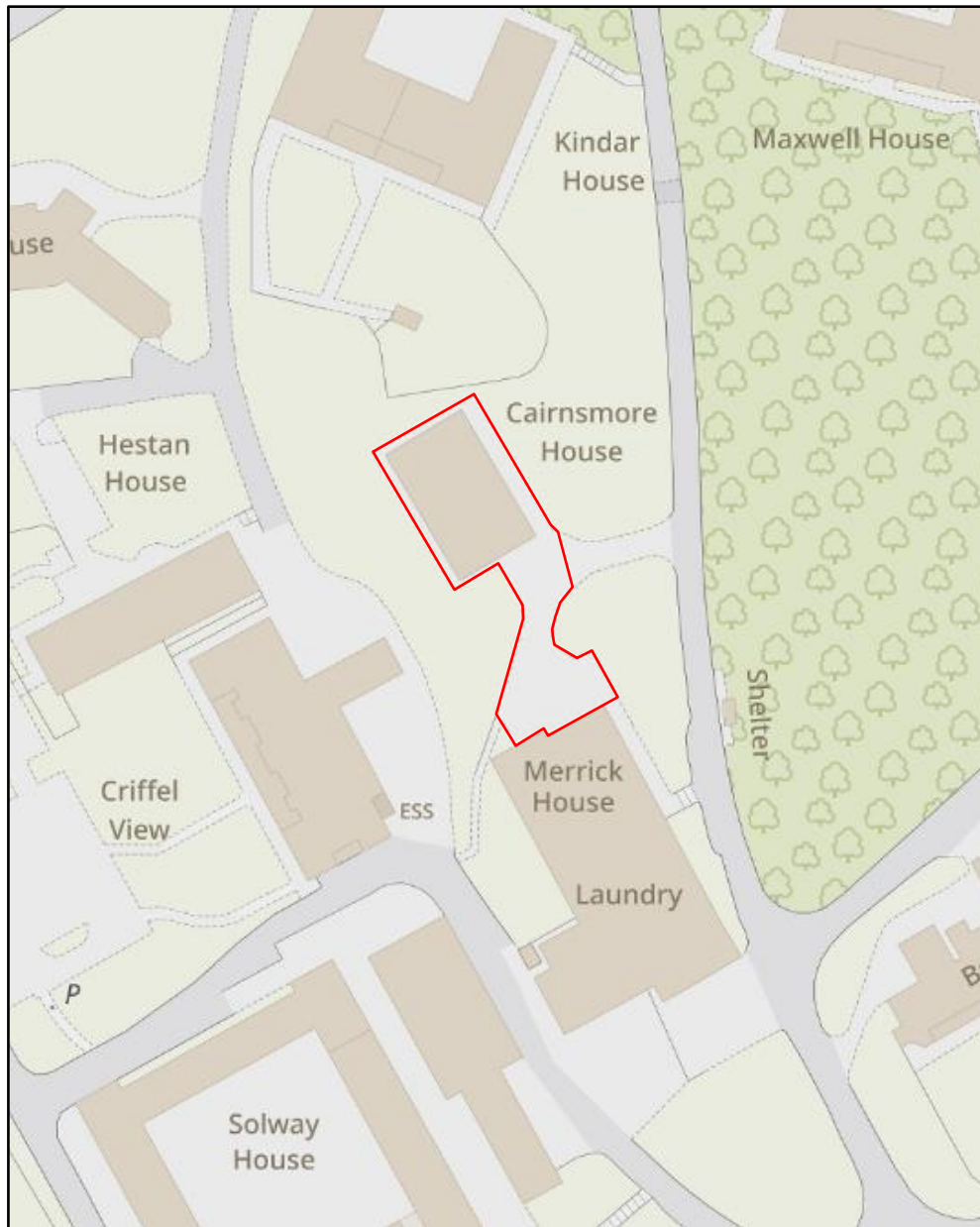
CAIRNSMORE HOUSE, THE CRICHTON,
BANKEND ROAD, DUMFRIES, DG1 4GW





Site Plan

CAIRNSMORE HOUSE, THE CRICHTON,
BANKEND ROAD, DUMFRIES, DG1 4GW





Services

The property is connected to mains supplies of gas and electricity, via a common estate connection. There is also a shared private water supply.

Drainage is assumed to be into the main public sewer.

Space heating is provided by a gas-fired boiler serving a series of wall mounted radiators.

A service charge is levied against the property, equating to a 1.54% share of the global estate budget.

Further information is available upon request.

Planning

We assume the subjects benefit from Class 4 (business) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is however well suited to alternative commercial use, subject to Local Authority consents.

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

Rateable Value

Current RV: £37,200
Proposed RV: £39,800

Rent & Lease Terms

The property is available via assignation of the existing Full Repairing & Insuring (FRI) sub-lease, which terminates on 27th January 2034.

Full details in respect of the existing leases, including the passing rent, are available on application.

VAT

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

Energy Performance Certificate (EPC)

Energy Performance Rating: E

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