

TO LET

Trade Counter / Workshop

Located in established industrial
estate

Fully refurbished

GIA: 500.60 sq.m. (5,389 sq.ft.)

Available as a whole or in
separate lots

Suited to a variety of commercial
uses (STC)

Rent on application



WHAT 3 WORDS



UNITS 1, 2 & 3 CATHERINEFIELD INDUSTRIAL ESTATE,
DUMFRIES, DG1 3PQ

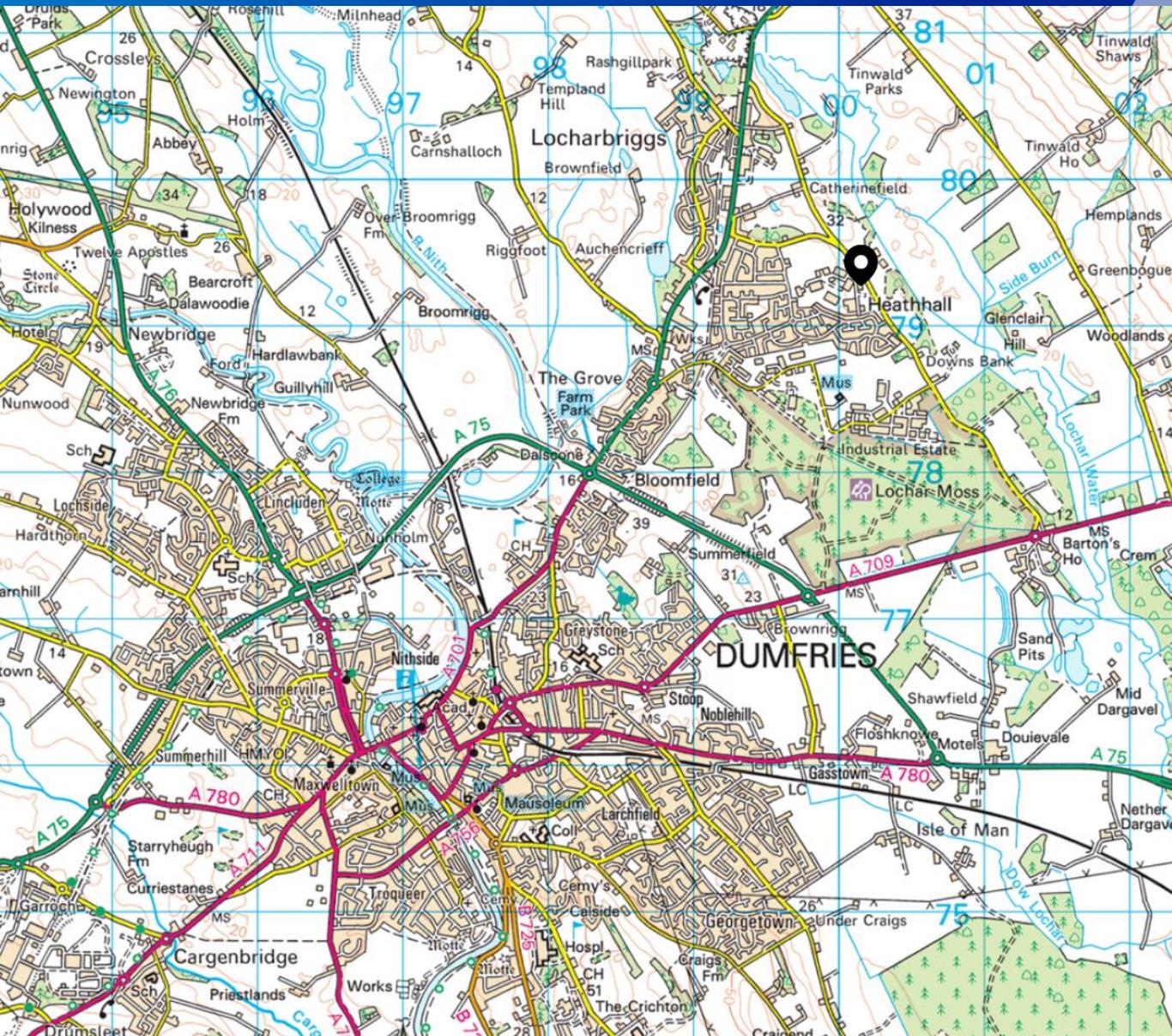
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Location

CATHERINEFIELD INDUSTRIAL ESTATE,
DUMFRIES, DG1 3PQ



The property is set within Catherinefield Industrial Estate, with east access to A75, A701 and A709.

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 units are located within Catherinefield Industrial Estate, with surrounding occupiers including Browns Food Group, Logoplaste UK, Nithsdale Plumbing, Kellwood Engineering, Signcraft, Express Bakery, Solway Print, Hayton Removals & MKM Building Supplies.

The estate is accessed from Catherinefield Road, which connects to both the A709 and A701.

The A75 lies around 2.5 miles from the estate, via the A709, with Dumfries town centre approximately 4 miles to the southwest.

Versatile trade counter / workshop premises in established industrial estate



FIND ON GOOGLE MAPS



Description

CATHERINEFIELD INDUSTRIAL ESTATE,
DUMFRIES, DG1 3PQ



The subjects comprise a terrace of three newly renovated units with parking and yard space.

The units are of steel portal frame construction and have recently undergone comprehensive refurbishment, including the installation of new insulated cladding.

Internally, the accommodation features plasterboard-lined walls and an internally lined ceiling. The floors are solid concrete throughout.

Each unit benefits from modern LED lighting and electrically operated roller shutter doors. Separate electricity meters have been installed.

The site comprises the three units together with generous open car parking. Units 1 and 3 benefit from additional security via metal palisade fencing and gated access, while Unit 1 further enjoys its own dedicated and secure yard area.

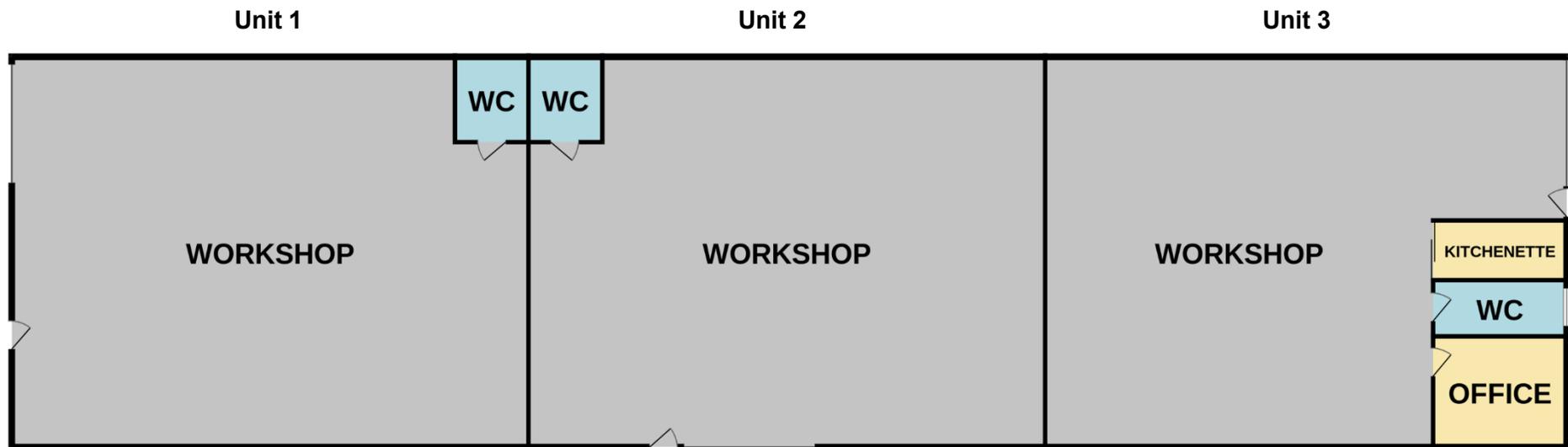
All external areas were fully resurfaced in tarmac in January 2026.

The overall site extends to approximately 0.52 acres (0.21 hectares), inclusive of the building footprint.

FLOOR AREAS	m ²	ft ²
Unit 1	148.44	1,598
Unit 2	149.10	1,605
Unit 3	203.06	2,186
TOTAL	500.60	5,389

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

CATHERINEFIELD INDUSTRIAL ESTATE,
DUMFRIES, DG1 3PQ

Key

 - Unit & yard / parking

 - Shared gate & access to neighbouring unit





Services

We understand the property is connected to mains supplies of water and electricity.

Drainage is assumed to be into the main sewer.

Rateable Value

Unit 1 - £6,300

Unit 2 - £6,400

Unit 3 - £8,800

Individually, the units qualify for 100% rates relief under the Small Business Bonus Scheme.

Planning

We assume the property is registered for Class 5 (General Industrial) all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is also well suited to a broad spectrum of alternative commercial uses, subject to consents.

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

Rent & Lease Terms

Rent on application.

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 are available, subject to the length of lease agreed.

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:



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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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