

TO LET

INDUSTRIAL / TRADE COUNTER

Modern units

GIA: 351.07 sq.m. (3,779 sq.ft.)

Dedicated loading, parking & secure
compound

Set in established estate adjacent to
the A75 trunk road

Available together or separately

Flexible lease terms available



WHAT 3 WORDS



UNITS 1-2, BLOCK 2, MAXWELLTOWN INDUSTRIAL ESTATE,
DUMFRIES, DG2 0NW

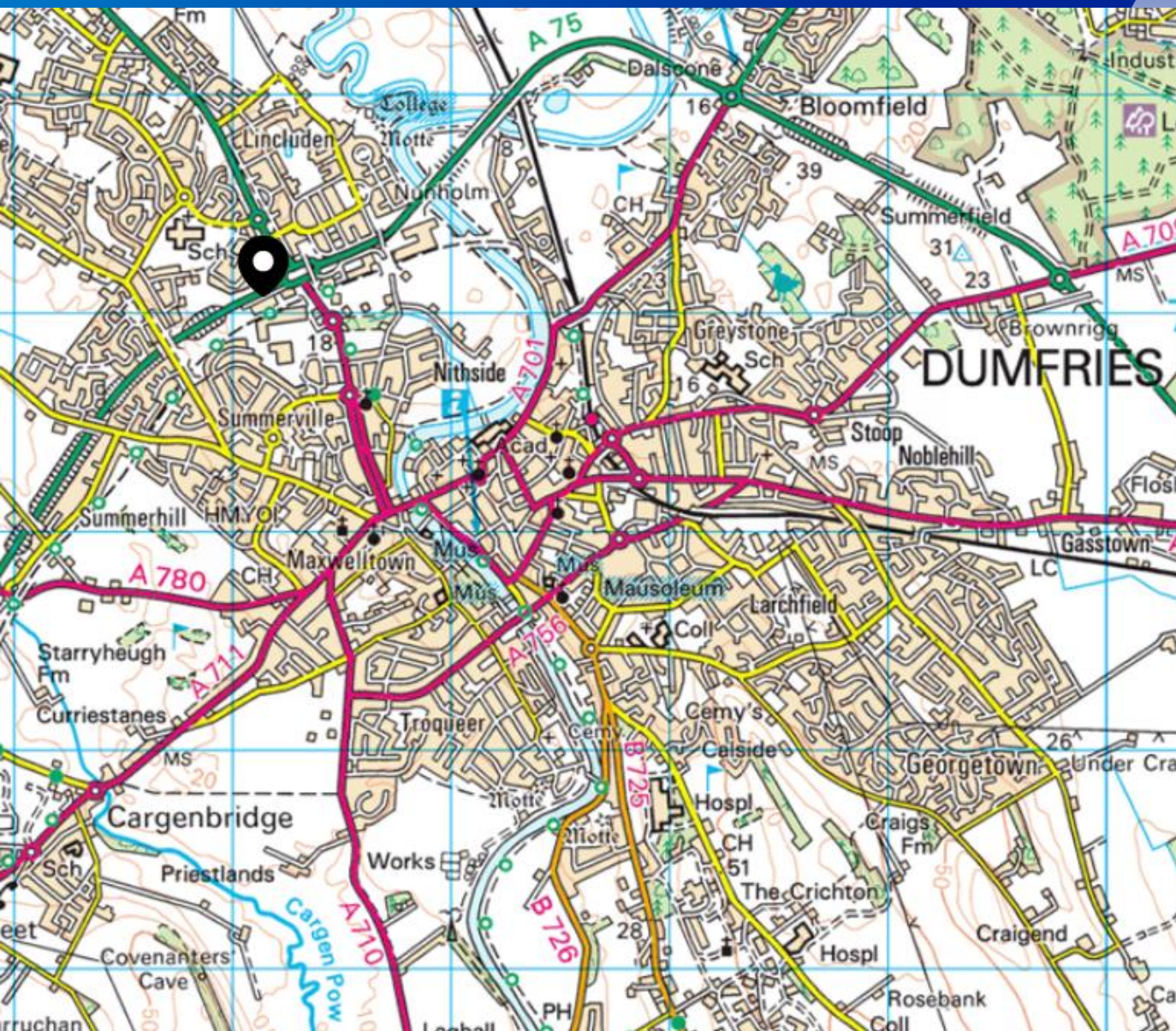
CONTACT: Fraser Carson | f.carson@shepherd.co.uk | 01387 264333
Robert Maxwell | robert.maxwell@shepherd.co.uk | www.shepherd.co.uk





Location

UNITS 1-2, BLOCK 2, MAXWELLTOWN INDUSTRIAL
ESTATE, DUMFRIES, DG2 0NW



The subjects are set within an established business & industry district, adjacent to the A75 and near the A76.

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) / 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 an accessible position within Maxwelltown Industrial Estate and is located towards the front of the estate.

Nearby occupiers include Bookers, Aldi, Wickes, Dunelm, B&M, Tesco, The Food Warehouse, Currys, and Edmunson Electrical.

Dumfries town centre lies 1.1 miles to the south.

**Modern and adaptable industrial units
convenient to main road network**



FIND ON GOOGLE MAPS



Location

UNITS 1-2, BLOCK 2, MAXWELLTOWN INDUSTRIAL
ESTATE, DUMFRIES, DG2 0NW



SHEPHERD
COMMERCIAL



Sainsbury's



BOOKER
WHOLESALE





Description

UNITS 1-2, BLOCK 2, MAXWELLTOWN INDUSTRIAL
ESTATE, DUMFRIES, DG2 0NW



The subjects comprise modern mid and end-terraced industrial units together with dedicated loading space and a secure compound.

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

The internal accommodation of each unit extends to a workshop / warehouse and two toilet facilities.

Unit 1 is currently fitted out with partitioned office accommodation, however, this can be removed at the request of a prospective tenant.

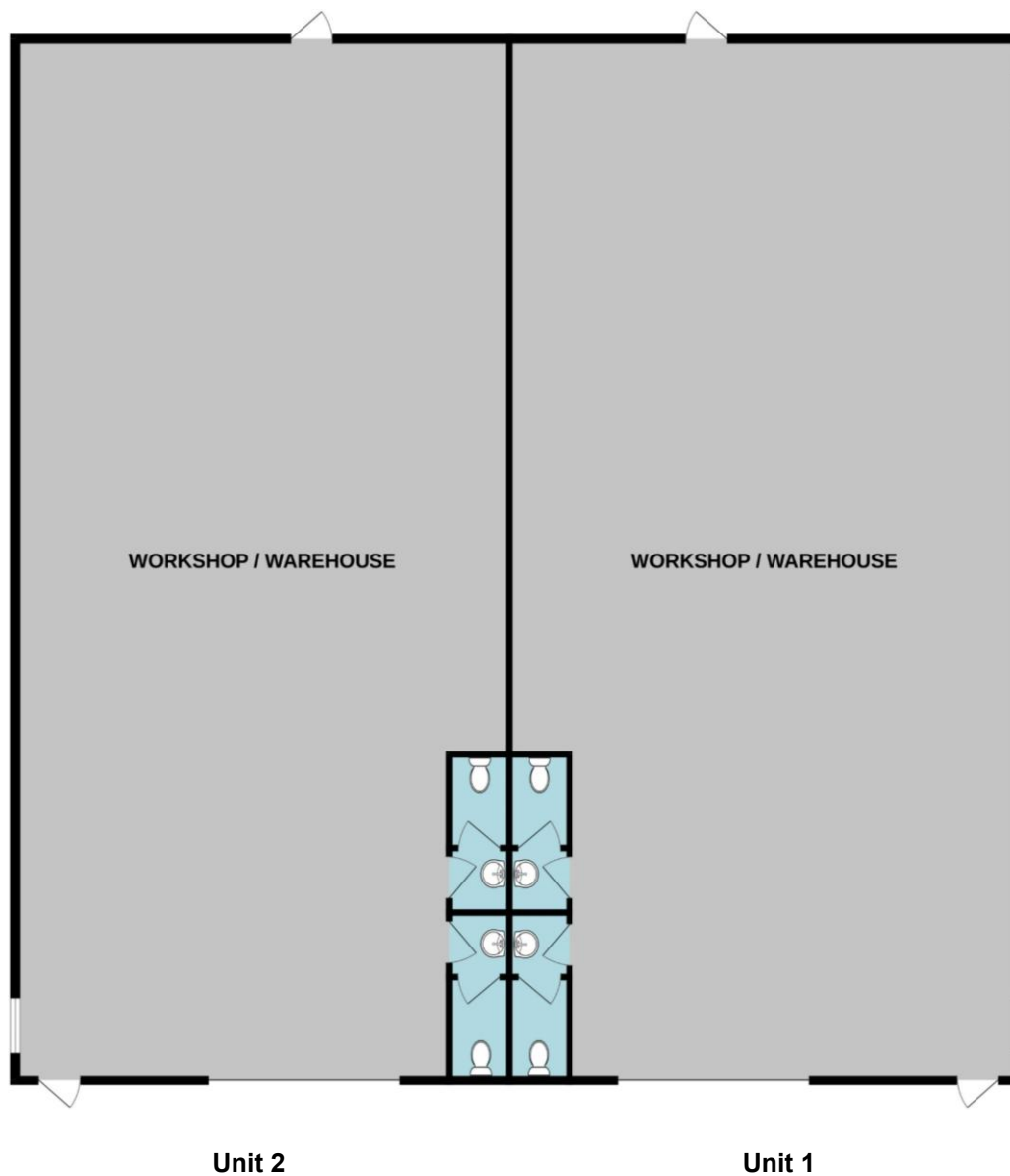
The warehouse / workshops are finished to a typical standard with LED striplights.

The internal eaves height is circa 3.73m (12ft 2ins). Vehicle access is via manual up & over doors, measuring approximately 3.01m (9ft 10ins) wide by 3.53m (11ft 6ins) high.

The dedicated loading / parking area and fenced compound have a tarmac surface.

FLOOR AREA	m ²	ft ²
Unit 1	178.11	1,917
Unit 2	172.96	1,862
TOTAL	351.07	3,779

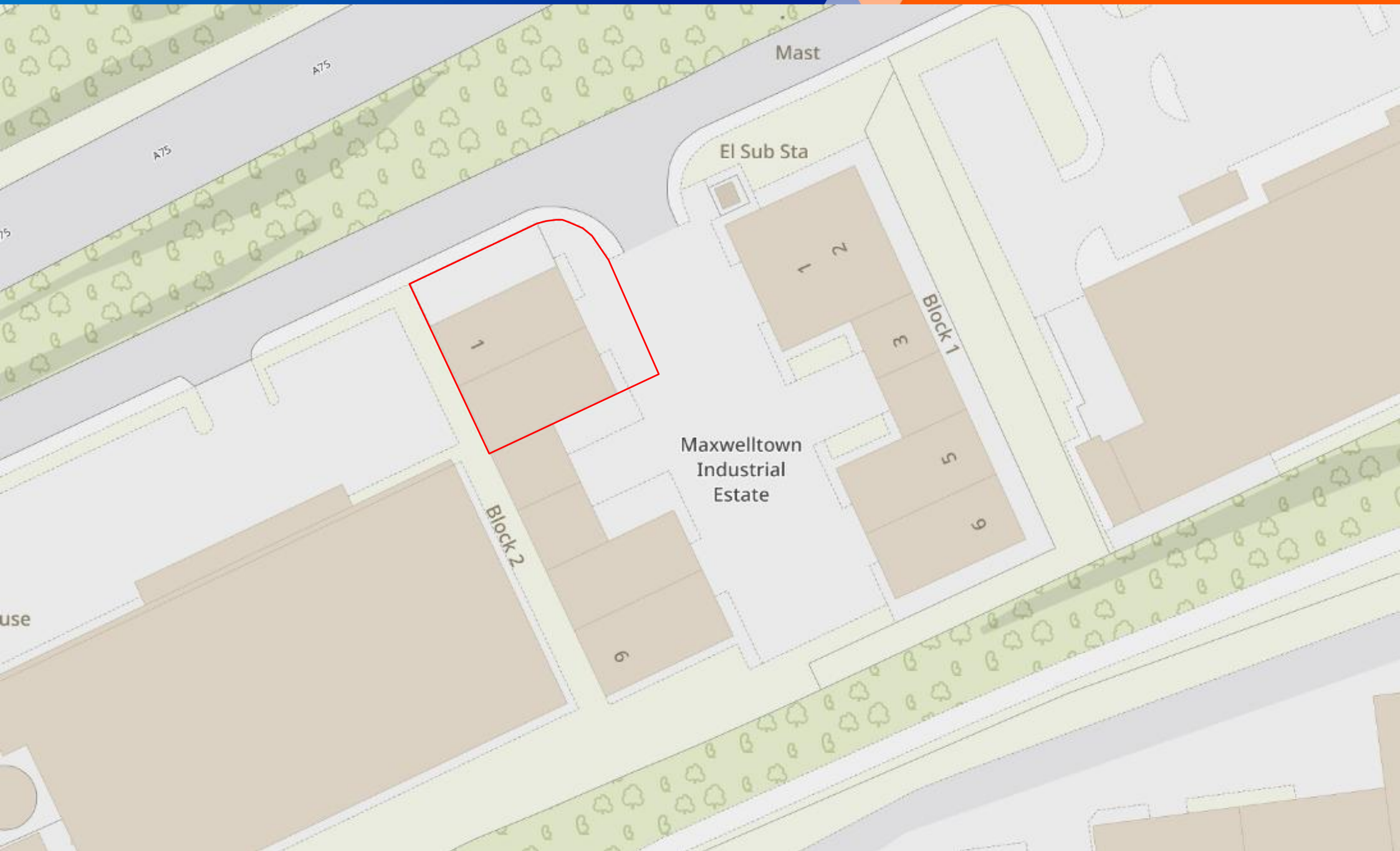
The above floor areas have been calculated from on-site measurements and are stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

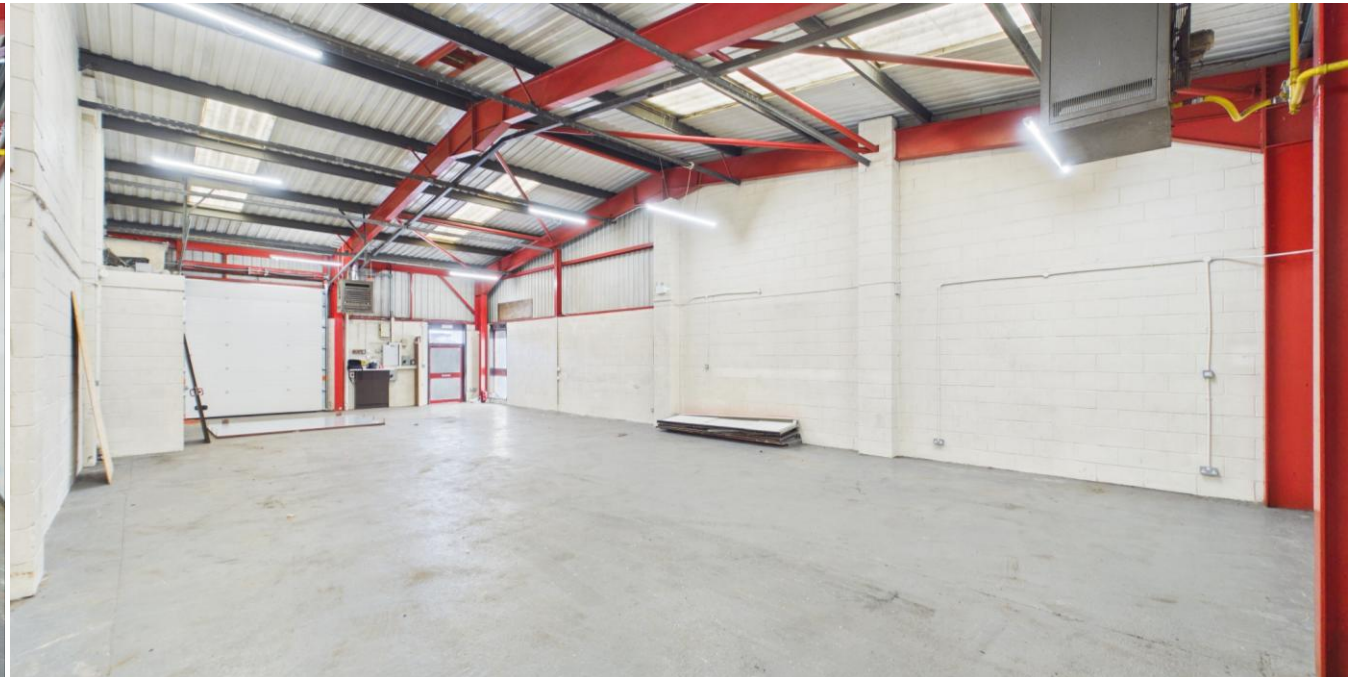
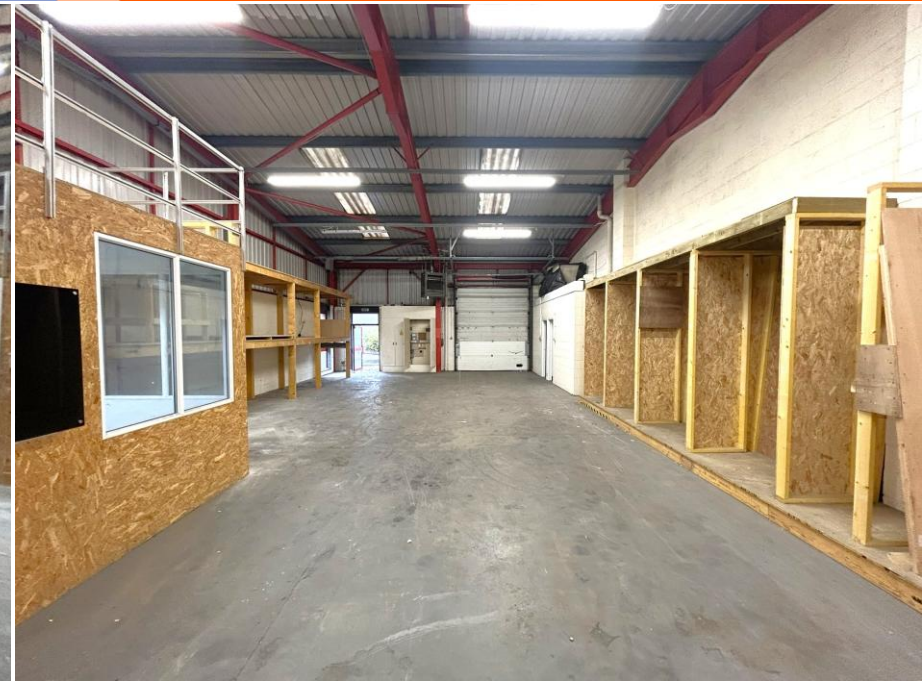




Site Plan

UNITS 1-2, BLOCK 2, MAXWELLTOWN INDUSTRIAL
ESTATE, DUMFRIES, DG2 0NW







Services

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

The warehouse / workshops are served by gas-fired warm-air blowers.

Planning

We 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.

Energy Performance Certificate (EPC)

Energy Performance Rating:

Unit 1: G
Unit 2: Pending

A copy of the EPC's are available on request.

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 Values

Unit 1:	£12,100
Unit 2 :	£11,300

Value Added Tax

We are verbally advised that the properties are not 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:



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.

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