

TO LET

**INDUSTRIAL UNIT
& YARDS**

Adaptable industrial unit & separate
yard space

GIA: 570.48 sq.m. (6,141 sq.ft.)

Dedicated loading space

Yards: 0.080 Ha (0.20 Ac) & 0.202 Ha
(0.50 Ac)

Set in established estate adjacent to
A76 & near A75

Flexible lease terms available



WHAT 3 WORDS

UNIT & YARDS, 1 IRONGRAY ROAD, DUMFRIES, DG2 0HS

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Location

UNIT & YARDS, 1 IRONGRAY ROAD,
DUMFRIES, DG2 0HS



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 is located on Irongray Road, near to Lochside Industrial Estate.

Surrounding occupiers include Vaso by Eco, Solway DAF, Euro Car Parts, Wheatley Homes South, SIMS Lifecycle Services, Shortridge, SEPA, Tennents, The NWH Group, AMD, and Unigreenscheme.

Dumfries town centre lies 2.5 miles to the south.

**Adaptable industrial unit & separate yard space
convenient to main road network**

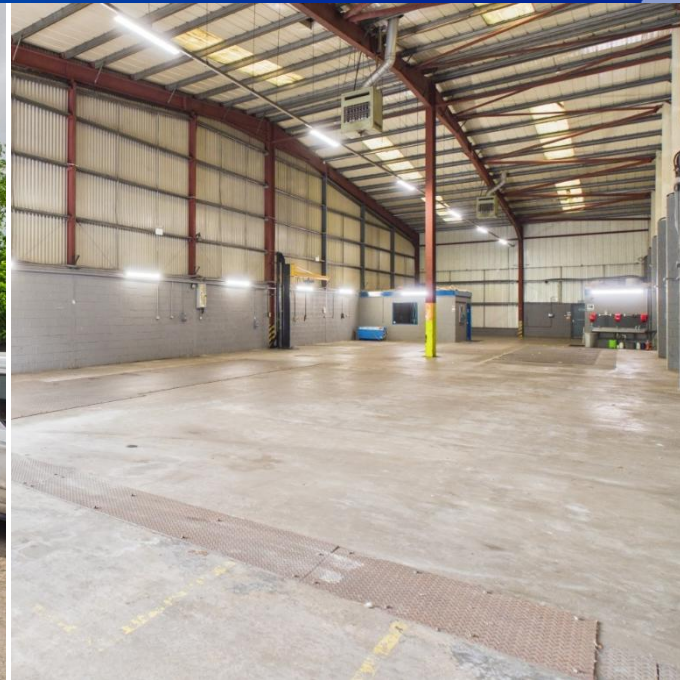


FIND ON GOOGLE MAPS



Industrial Unit

UNIT & YARDS, 1 IRONGRAY ROAD,
DUMFRIES, DG2 0HS



The subjects comprise a modern semi-detached industrial unit with an external loading area.

The unit is of steel portal frame construction with brick infills and insulated profile metal sheet external cladding.

The internal accommodation extends to a workshop / warehouse, kitchen / meeting room, kitchenette and staff room, w/c and a former changing / shower room.

The warehouse / workshop is finished to a typical standard with LED striplights.

Vehicle inspection pits remain in place but have been covered over.

The internal eaves height is circa 6.30m (20ft 8ins) and the internal apex height is circa 8.78m (28ft 9ins). Vehicle access is via two insulated up & over doors, measuring approximately 4m (13ft 1ins) wide by 4.51m (14ft 9ins) high.

The dedicated loading area has a tarmac surface.

Services

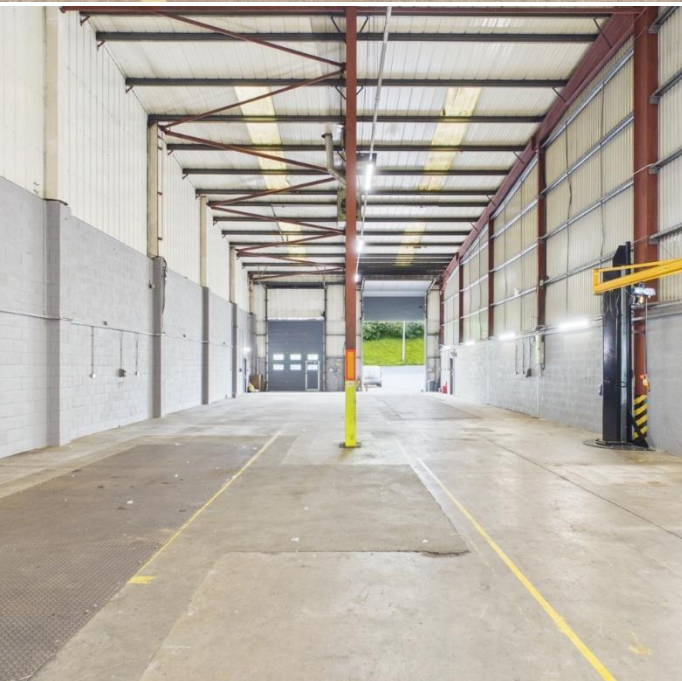
We understand the property is connected to mains supplies of water, gas and electricity, with drainage into the public sewer.

Rateable Value

The subjects require to be reassessed.

FLOOR AREA	m ²	ft ²
Ground Floor	570.48	6,141

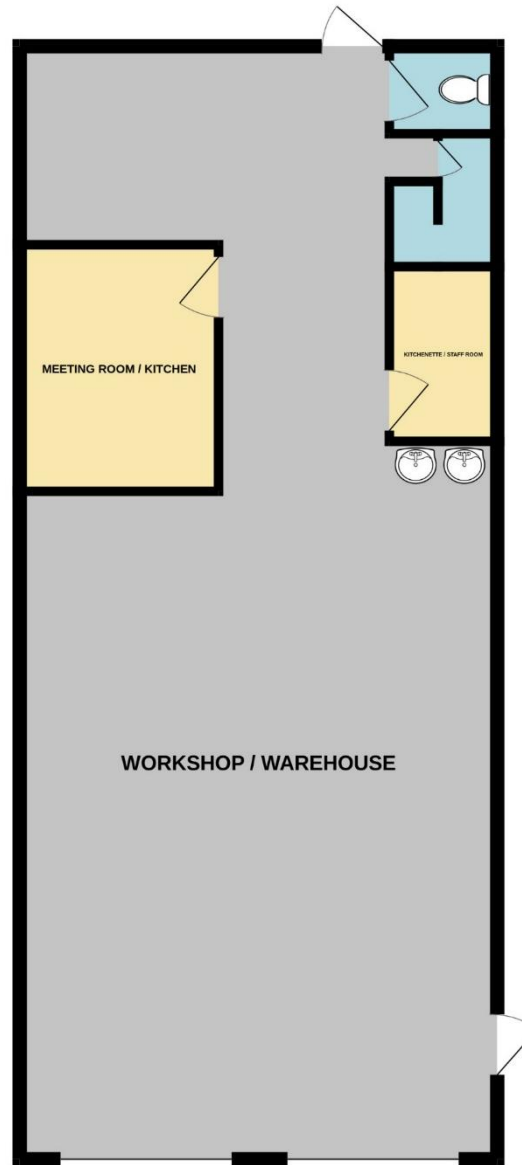
The above floor areas have been calculated from on-site measurements and are stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Floorplan

UNIT & YARDS, 1 IRONGRAY ROAD,
DUMFRIES, DG2 0HS



Ground Floor



Yard 1

The subjects comprise two separate yards in an established industrial estate.

Yard 1

This yard offers a hard-core surface enclosed by fencing and a gate. Lighting is provided by lamp posts.

Yard 2

This yard is surfaced in hard-core. The landlord may be willing to install security fencing at the request of a prospective tenant.

Services

There are currently no services on either yard.

Rateable Value

The subjects require to be reassessed.

SITE AREAS	Hectares	Acres
Yard 1	0.080	0.20
Yard 2	0.202	0.50

The above areas have been calculated using online mapping software and are stated as approximations.



Yard 2

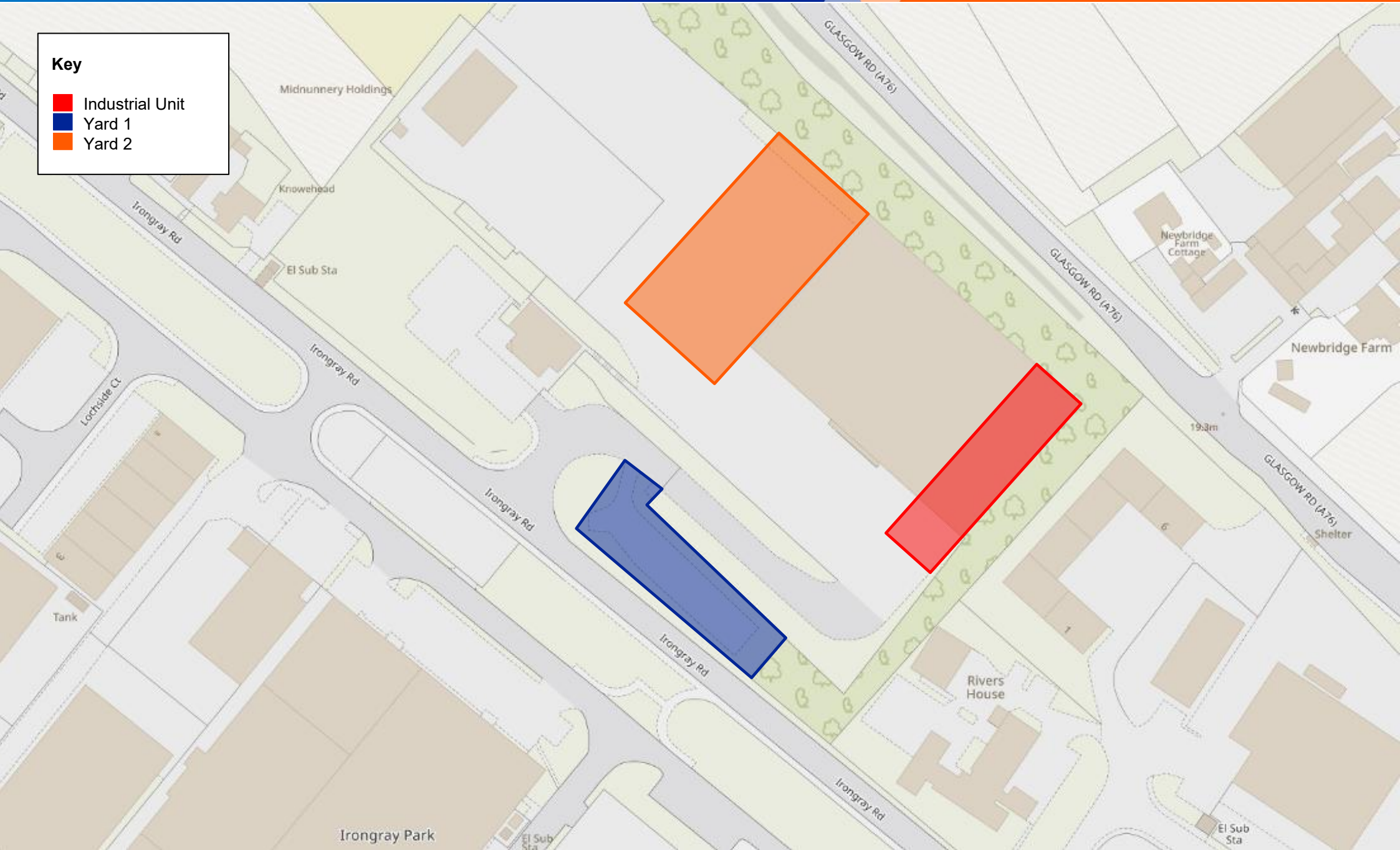


Site Plan

UNIT & YARDS, 1 IRONGRAY ROAD,
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Key

- Industrial Unit
- Yard 1
- Yard 2





Planning

The unit was last used for workshop purposes and the yards for storage.

We therefore 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.

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.

Rent & Lease Terms

Rental offers around **£30,000 per annum** are invited for the industrial unit.

Rental offers are invited for the yards.

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.

Value Added Tax

We are verbally advised that the properties are not VAT elected.

Energy Performance Certificate (EPC)

Energy Performance Rating: A
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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