



LAND & ESTATE AGENTS • SURVEYORS & VALUERS
Lakeside, Townfoot, Longtown, Carlisle CA6 5LY

TO LET/MAY SELL

INDUSTRIAL UNIT

Alexandra Drive, Lockerbie



Good quality warehouse/industrial unit in close proximity (0.9mile) to Jct 17 of the M74

The unit occupies a prominent position on Alexandra Drive and benefits from good yard space, 2 roller shutter doors and open-plan offices with parking.

Warehouse 1,803 sq m (19,407 sq ft)

Offices 359.64 sq m (3,871 sq ft)

To let on a new lease

Rent: £50,000 per annum, exclusive of rates

Providing a Personal & Professional Service

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Registered Office: C&D Auction Marts Ltd., Mart Offices, Townfoot, Longtown, Carlisle CA6 5LY
Company No. 09714713



Alexandra Drive, Lockerbie, DG11 2PD

Description

A prominent industrial/warehouse unit positioned on Alexandra Drive, Lockerbie less than 1 mile from junction 17 of the M74.

The unit benefits from ample yardage, 2 roller shutter doors, suspended lighting, hot air blowers as well as dedicated Ladies & Gents toilets for the warehouse.

The office space is open-plan with carpeted floors, suspended ceilings and double glazing throughout with dedicated Ladies, Gents and Disabled WC's.

Accommodation

Warehouse	1,803 sq m (19,407 sq ft)
Offices	359.64 sq m (3,871 sq ft)
GIA	2,162.64 sq m (23,278 sq ft)

Business Rates

The property currently has a rateable value of £0 but has historically been entered on the valuation roll at £42,000.

Services

The property is connected to mains Water, drainage and electricity.

Terms

The property is available to let on a new lease for a term to be agreed.

The tenant will be responsible for full repairs to the building and for reimbursement of a proportion of the insurance premium.

Rent

£50,000 per annum exclusive of rates, subject to periodic review.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

EPC

EPC rating: F

Viewing

Strictly by arrangement through C&D Rural on 01228 792299.

IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale and are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has by the Landlord or C&D Rural.
5. Measurements are approximate and must not be relied upon.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

Particulars prepared November 2018