

NOW UNDER CONSTRUCTION



BRASSWELL OFFICE PARK

ANNAN ROAD, DUMFRIES

NEW OFFICES TO LET 2,250 - 10,070 sq ft (209.03 - 935.53 sq m)



WELCOME TO BRASSWELL OFFICE PARK

DESCRIPTION

Brasswell Business Park is a purpose built office development positioned in an enviable location with excellent links to the town centre and the nearby bypass. The development offers new high specification offices arranged in a popular courtyard design, providing a practical and attractive working environment with convenient on-site designated car parking.



OFFICE SPECIFICATION

- Suspended ceilings
- Recessed lighting
- Air conditioning
- Full-access raised floors
- Double glazing
- High quality finishes
- Lift to all except G2K
- DDA compliant

2,250 SQ FT - 10,070 SQ FT
209.53 SQ M - 935.53 SQ M

ACCOMMODATION

The buildings currently available at Brasswell Office Park are detailed below:

Building	Building Type	Floor Area	
		sq ft	sq m
Unit 1	G2k	2,250	209.03
Unit 2	G2k	2,250	209.03
Unit 3	G2k	2,250	209.03
Unit 4	G2k	2,250	209.03
Unit 5	G2k	2,250	209.03
Unit 6	G2k	2,250	209.03
Unit 7	G2k	2,250	209.03
Unit 8	G2k	2,250	209.03
Unit 9	G2k	2,250	209.03
Unit 10	G2k	2,250	209.03
Unit 11	G6k	6,100	566.70
Unit 12	G6k	6,100	566.70
Unit 14	G10k	10,070	935.53

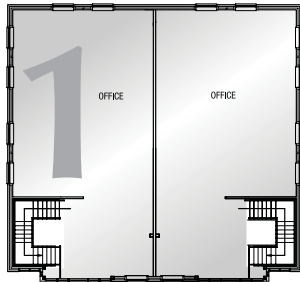
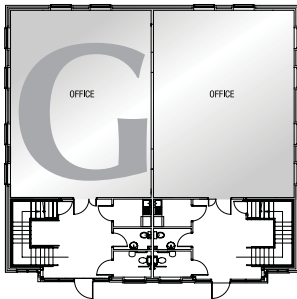
BRASSWELL OFFICE PARK

ANNAN ROAD, DUMFRIES

NEW OFFICES TO LET
2,250 - 10,070 sq ft (209.03 - 935.53 sq m)

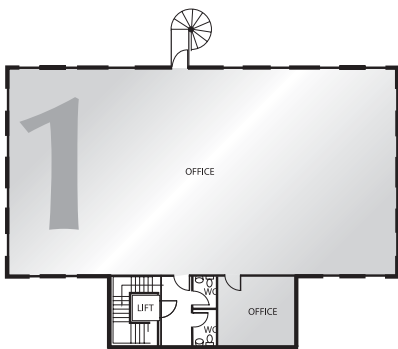
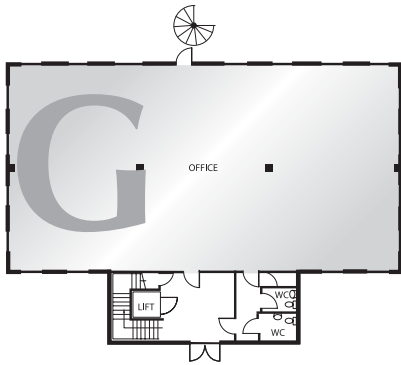
G2K

FLOOR	SQ FT	SQ M
First	1,215	112.88
Ground	1,035	96.15
TOTAL	2,250	209.03



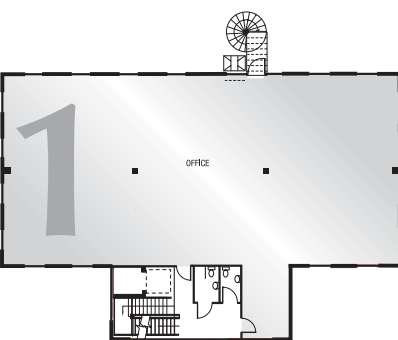
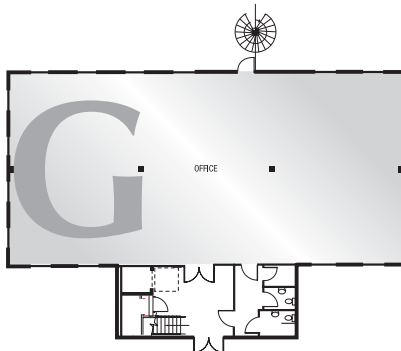
G6K

FLOOR	SQ FT	SQ M
First	3,119	289.76
Ground	2,981	276.94
TOTAL	6,100	566.70

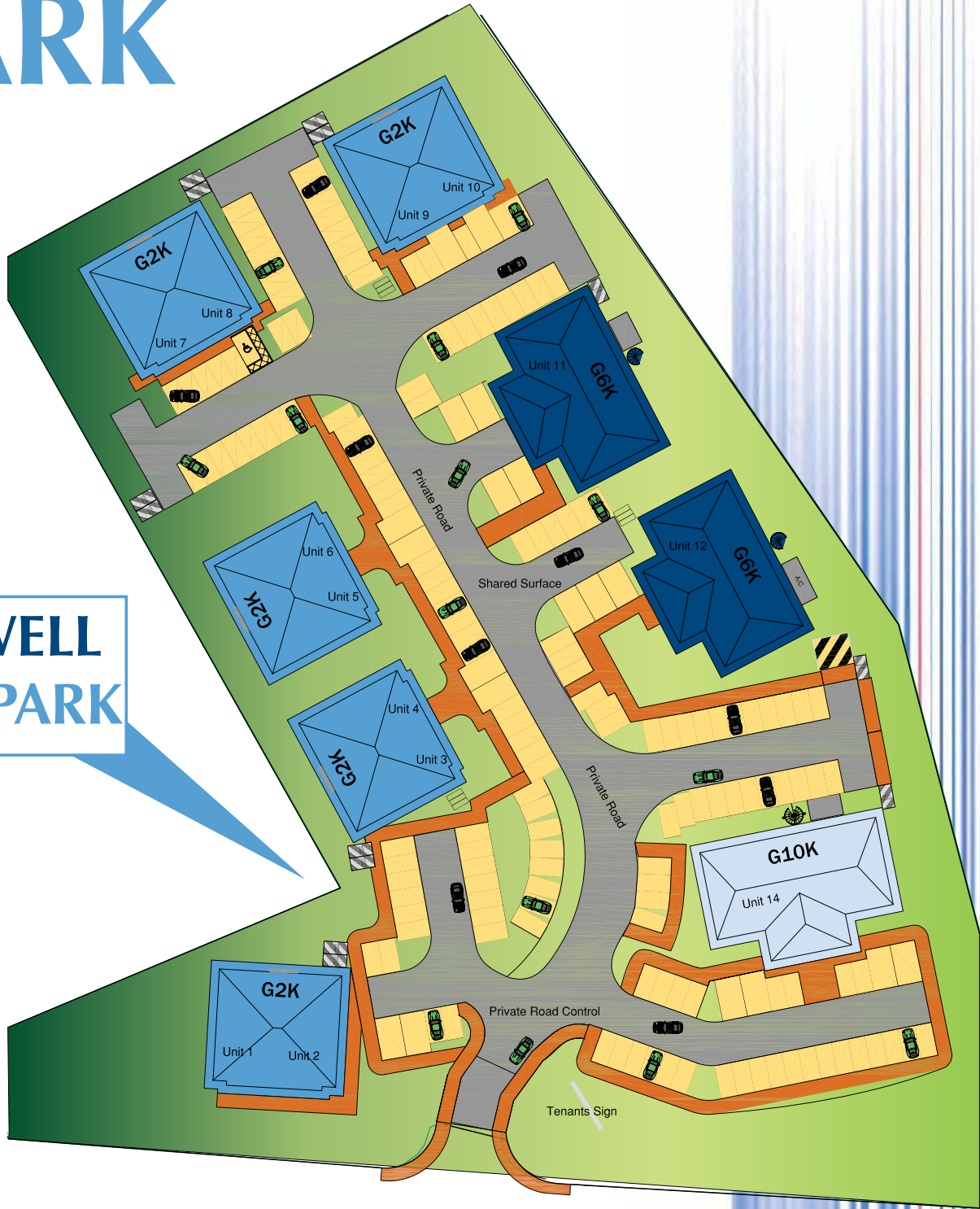


G10K

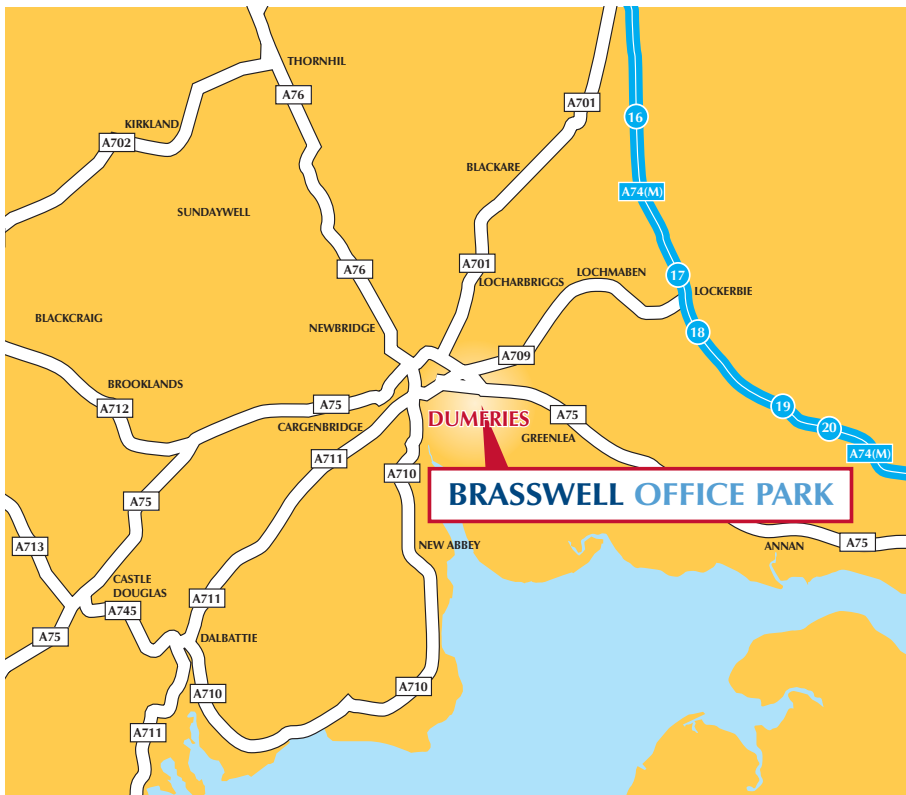
FLOOR	SQ FT	SQ M
Second	3,400	315.87
First	3,400	315.87
Ground	3,270	303.79
TOTAL	10,070	935.53



BRASSWELL
OFFICE PARK

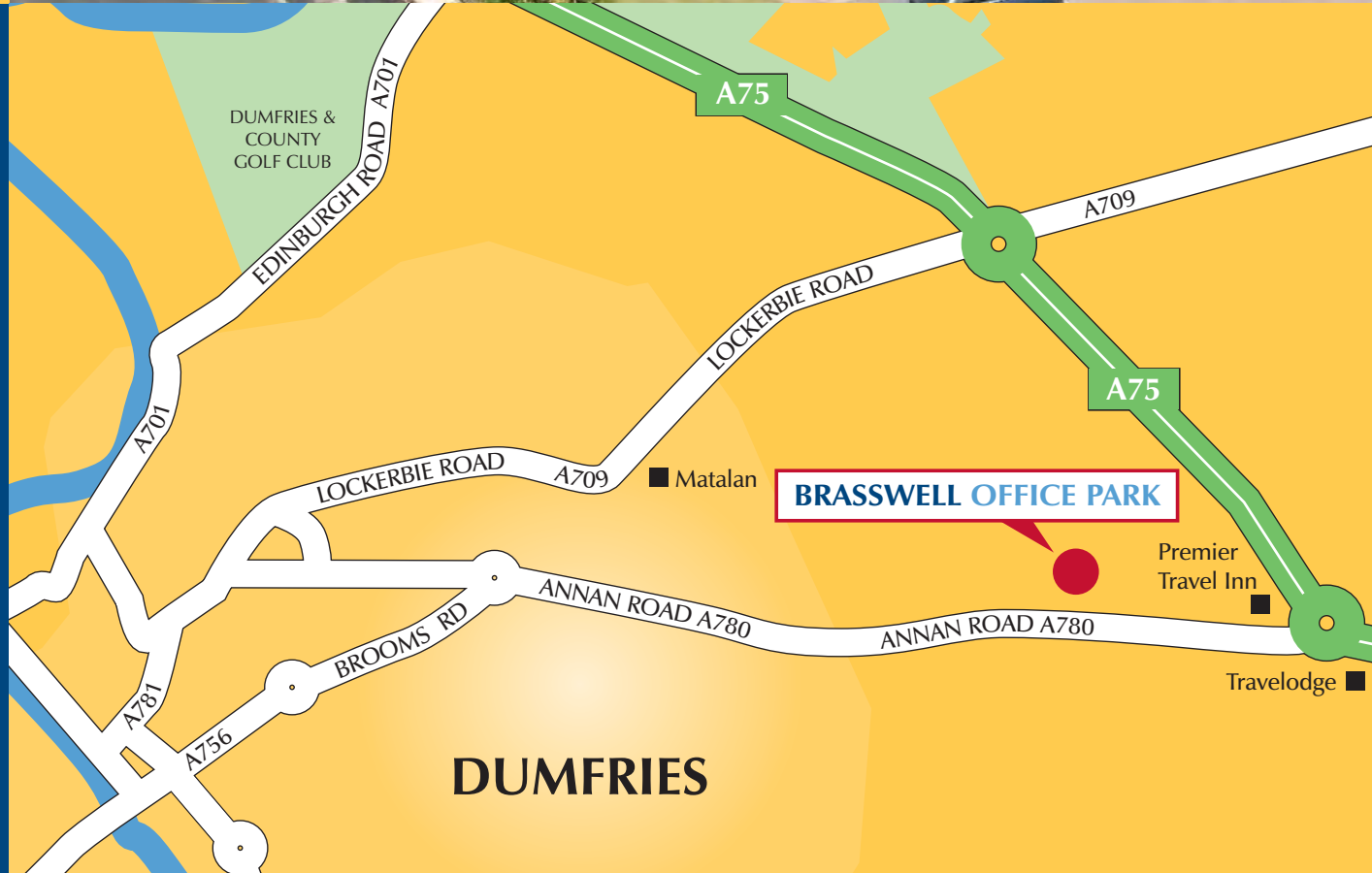


MASTERPLAN



LOCATION

Dumfries is the largest town in south west Scotland approximately 76 miles south of Glasgow, 80 miles south west of Edinburgh and 30 miles north of Carlisle. The town has a population in the region of 32,000 and is an important retail and service hub for the Dumfries and Galloway region, which has a population of 148,000. Dumfries is located on the A76(T)/A76 and the A701, which links the M74 and the national motorway network. Rail services are available from the local station, with Glasgow Prestwick being the nearest airport and regular ferry crossings to Ireland from Stranraer and Cairnryan.



LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

VAT

All figures are quoted exclusive of, but will be liable for, VAT.

FURTHER INFORMATION & VIEWING

For further information, or to arrange a viewing, please contact sole agents Shepherd J&E on 01387 264333.



BRASSWELL OFFICE PARK

ANNAN ROAD, DUMFRIES

MISREPRESENTATION ACT: Shepherd J&E for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Shepherd J&E has any authority to make or give any representation or warranty in relation to this property. June 2008. Designed and produced by CW Advertising Ltd. Tel: 01282 858200.

SHEPHERD
Commercial
www.shepherd.co.uk