

# TO LET

## New Industrial Unit & Yard

**Station Yard, Beattock, Nr Moffat, DG10 9QU**



- Recently Constructed Unit
- Industrial & Office Space
- 5.50m (18ft) Eaves Height
- Large Secure Yard
- Easily Accessible from A74(M)
- Suited to a Variety of Uses
- Available Immediately

### VIEWING & FURTHER INFORMATION:

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### LOCATION

BEATTOCK is a commuter village located in the Annandale district of Dumfries & Galloway. The nearest town is Moffat which lies 4 miles to the north east. The main regional town of Dumfries lies 22 miles distant, via the A701, providing a road link to the A75 and on to the main Irish ferry terminal at Cairnryan.

The subjects are situated a short distance from junction 15 on the A74(M) again providing good road links to the larger conurbations of Glasgow (58 miles) and the rest of the north, as well as Carlisle to the south (43 miles) and on into England. Edinburgh is also accessible from this location, following the A702, with an approximate travelling distance of 60 miles.

### DESCRIPTION

The subjects comprise a newly constructed detached unit with refurbished office accommodation, together with a large secure surfaced yard. The total site area extends to around 1.15 Acres.

There is a gate leading from the yard to the adjacent vacant site, which is also available although subject to separate negotiation.

The property is of steel portal frame construction with insulated profile metal sheet cladding, incorporating translucent panels in the roof to provide natural daylight internally.

The office block is of brick construction with a lean-to mono-pitch roof, also clad with insulated profile metal sheeting.

Vehicle access is provided via electric metal roller shutter doors, measuring 5.4m wide by 5.2m high. Vehicle access is available directly from the road at the front of the unit and from the yard at the rear of the unit.

The approximate internal eaves height of the main unit is 5.50m (18 ft).

## ACCOMMODATION

- Reception office
- Meeting Room
- Cellular Offices
- Staff Room
- Staff WC and Shower facilities
- Warehouse / Workshop

## FLOOR AREAS (APPROX. GROSS INTERNAL)

INDUSTRIAL	595.00 SQ.M.	6,400 SQ.FT.
OFFICES	201.60 SQ.M.	2,170 SQ.FT.
<b>TOTAL</b>	<b>796.60 SQ.M.</b>	<b>8,570 SQ.FT.</b>

## SERVICES

The property is understood to connect to mains supplies of water and electricity (3-phase).

Drainage is understood to be connected to the public sewer.

## RENT & LEASE TERMS

Asking rent: £30,000 per annum.

The property is available by way of a new lease on a Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern.

Incentives may be available depending on the length of lease.

## RATING ASSESSMENT

RV - £29,500

The poundage rate for the financial year 2017/18 is 46.6 pence for properties with a Rateable Value up to £51,000.

## PLANNING

We assume that the subjects benefit from Class 5 (General Industrial) use at present.

The property does however offers scope for other business or industrial uses, subject to obtaining the necessary consents.

Interested parties are advised to make their own enquiries direct with Dumfries and Galloway Council - 01387 260199.

## LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant will be responsible for LBTT, registration dues and VAT where applicable to any letting.

## VALUE ADDED TAX

Prospective tenants are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

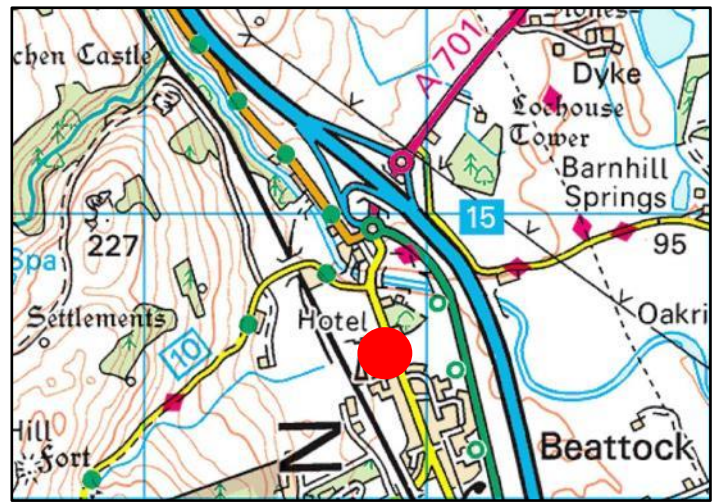
## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: TBC

A copy of the EPC will be made available on request.

## ENTRY

Entry is available immediately, upon completion of missives.



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