



- Recently Refurbished
- Edge of Town Location
- Good Transport Links
- Dedicated & Secure Car Parking
- Open-plan Accommodation
- Raised Floors
- LED Lighting
- Flexible Lease Terms Available

VIEWING & FURTHER INFORMATION:

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LOCATION

Dumfries is the principal shopping and administrative centre in the Dumfries and Galloway region of southwest Scotland and has a residential population of around 37,500. 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) motorway at Lockerbie, which is some 14 miles distant.

The property is located on the northern side of Brooms Road, close to its junction with Annan Road which is one of the main thoroughfares into Dumfries town centre. The property is therefore easily accessible from the main road network whilst remaining convenient to Dumfries town centre.

The property is situated in a mixed residential / commercial district, with a mix of national and local traders nearby.

Current tenants in 161 Brooms Road include The Scottish Government (Rural Payments & Inspections Division), CodeArcs, Quarries, Croma Vigilant and Driving Standards Agency.

DESCRIPTION

The subjects comprise a two-storey purpose built office building of concrete frame construction with brick infill panels. The roof over consists of profile metal sheeting.

The property also benefits from double glazing and a communal central heating system.

Internally the office suite is accessed via a common entrance hall and staircase. The suite itself has recently been refurbished, including new floor coverings, LED lighting, suspended ceiling and painted walls. The office also benefits from raised floors allowing flexibility in the tenant layout / fit-out.

Externally there is secure car parking available to the side and rear, as well as a drop off lane to the front. Disabled access is provided via a ramp at the main entrance.

SERVICES

The property is understood to connect to mains supplies of water, gas and electricity, with drainage being to the main sewer.

ACCOMMODATION

First Floor –

Large Open-plan Office, Managers Office / Meeting Room, Server Room / Private Office, Kitchen

The subjects also has use of the recently constructed communal toilet facilities, located on the ground floor.

FLOOR AREAS (APPROX. NET INTERNAL AREAS)

Unit 3 (First Floor RHS)	260.47 m ²	2,804 ft ²
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LEASE TERMS

The space is available by way of a new lease on effectively 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.

Rental offers are invited.

RATING ASSESSMENT

RV - £26,750.

The Standard poundage rate is 48.0 pence for the 2018/19 year.

SERVICE CHARGE

A service charge will be levied on the subjects. Details are available upon application.

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.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of Value Added Tax. Prospective lessees are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: E+

A copy of the EPC is available on request.

Publication date: 15th October 2018

