

# TO LET

## Modern Factory / Warehouse

**Unit A, Lochside Industrial Estate, Dumfries, DG2 0HT**



- Established Business Location
- Ground & First Floor Offices
- Ample Car Parking
- Secure Yard and Canopy Loading
- Close proximity to A76 & A75
- Flexible Lease Terms Available
- Capable of Sub-Division
- Recently Refurbished

### VIEWING & FURTHER INFORMATION:

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### LOCATION

Dumfries, with a population of around 37,500, is the largest town in Dumfries and Galloway and is south west Scotland's main shopping and administrative centre.

The subjects are situated within the well-established business area of Lochside Industrial Estate, located off Irongray Road which connects with the A76 & A75 within a short distance.

Neighbouring occupiers include SEPA, Shortridge, Murray Farmcare, Clark Tracks, Marchbank Bakers, Solway DAF, James Hallam Insurance Brokers, Rosefield Salvage, Nordic Tyres and, Thomson Roddick Scottish Auctions

### DESCRIPTION

The building is of modern steel portal frame construction, with pitched roofs. The frame has been clad with smooth faced metal paneling to the front elevation. The side and rear elevations are clad with profile metal sheeting. Natural daylight is provided to the office accommodation by UPVC casement windows, incorporating sealed double-glazed units.

Externally, the unit includes a dedicated car parking area to the front of the building, surplus parking / loading area to the side together with small secure compound as well as a fully secured rear yard.

Part of the rear yard is covered by a permanent canopy which incorporates a delivery reception / foreman's office. Vehicle access internally is gained via powered roller shutter doors.

### ACCOMMODATION

- Ground & first floor offices, including customer reception and conference room
- Separate office & warehouse toilet facilities
- Changing rooms
- Staff room & kitchen
- Open-span factory floor / warehouse
- Delivery / foreman's office
- Mezzanine storage
- Plant room
- Canopy covered loading bay

### FLOOR AREAS (APPROX. GROSS INTERNAL)

GROUND FLOOR	3,145.99 SQ.M.	33,863 SQ.FT.
FIRST FLOOR	232.79 SQ.M.	2,506 SQ.FT.
MEZZANINE	186.42 SQ.M.	2,007 SQ.FT.
CANOPY	396.32 SQ.M.	4,266 SQ.FT.
<b>TOTAL</b>	<b>3,961.52 SQ.M.</b>	<b>42,642 SQ.FT.</b>

## SERVICES

The property is understood to connect to mains supplies of water, gas and electricity (3-phase). Drainage is understood to be connected to the public sewer.

## RENT & LEASE TERMS

Asking rent: £98,000 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

The rateable value will require to be re-assessed as the subjects were previously sub-divided. The RV is likely to be in the order of £60,000.

## 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: D 59

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

## PLANNING

The property offers scope for a variety of commercial/industrial uses, subject to obtaining the necessary consents. Interested parties are advised to make their own enquiries direct with Dumfries & Galloway Council – 01387 260199.

## ENTRY

Entry is available immediately, upon completion of missives.



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