

TO LET

Industrial Property



Units 5-8 & 9, Huntingdon Road, Dumfries, DG1 1NF



- **Popular in town location adjacent to main trading estate**
- **Large factory / workshop building with yard area**
- **Total Gross Internal Area: 1,402.99m² (15,102ft²)**
- **Capable of sub-division, subject to lease terms**
- **Units from 189.00m² (2,035ft²) to 511.53m² (5,506ft²)**
- **Flexible lease terms available**
- **Rental offers in excess of £38,000 p.a.x for the whole**

VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

J & E Shepherd
18 Castle Street Dumfries, DG1 1DR

Tel: 01387 264333
Fax: 01387 250450

Contact:
Fraser Carson
Email : f.carson@shepherd.co.uk

www.shepherd.co.uk

LOCATION

DUMFRIES, with a population of around 37,500 persons, is the largest town in Dumfries and Galloway and is south west Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle, and occupies 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 12 miles distant. Dumfries attracts trade from nearby towns and villages, together with the surrounding rural hinterland. The area also draws in significant tourist trade during the spring and summer months.

The subjects are situated on Huntingdon Road, an established industrial location within Dumfries town centre, which lies adjacent to the main trading estate of St Mary's. The property is located within a complex of units with shared access from Huntingdon Road. Other buildings in the locality are occupied by various local traders, together with Cauldwell Wright, Dingbro, Nissan Crossflags, PTS, Screwfix, Plumb Centre and Holland House Electrical.

DESCRIPTION

The subjects comprise a complex of six attached workshop buildings which are currently interlinked to form one large premises. The buildings provide good workshop or storage space, with part of one of the front units having been fitted out to provide office accommodation. Vehicle access is provided via a number of metal roller shutters.

The main walls are of mostly brick / block construction surmounted by metal truss roofs clad with what appears to be cement board sheeting together with integrated translucent daylight panels. The flooring is of solid concrete construction. The units have an approximate eaves height of 4.00m (13ft 1inch).

The external ground associated with the subjects extends to a shared circulation space / access road and perimeter yard area.

FLOOR AREAS

The approximate floor areas provided within the five units which may be capable of sub-division, subject to lease terms and Local Authority consents, measured on a gross internal basis, are summarised below:

Unit 1	511.53m ²	(5,506ft ²)
Unit 2	214.28m ²	(2,306ft ²)
Unit 3	189.00m ²	(2,035ft ²)
Unit 4	213.37m ²	(2,297ft ²)
Unit 5	274.81m ²	(2,958ft ²)
Total	1,402.99m²	(15,102ft²)

SERVICES

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



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COSTS

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

VALUE ADDED TAX

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

RENT & LEASE TERMS

Offers in the region of £38,000 per annum are invited for the whole. Rent by negotiation for sub-divided units.

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 being entered into.

RATING ASSESSMENT

RV - £36,500

We draw to your attention the fact that a new occupier of this property will have the right to appeal the Rateable Value for a period of 6 months after acquiring an interest in the subjects.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: G
A copy of the EPC is available on request.

ENTRY

Entry is available on completion of legal formalities, by mutual agreement.

