

TO LET

Workshop / Warehouse & Yard

Gilchristland, Closeburn, Thornhill, DG3 5HN

- Modernised Detached Unit
- Surfaced Parking / Yard
- Convenient to A76
- Open-plan Accommodation
- Suited to Variety of Uses
- Available Immediately
- Flexible Lease Terms
- Qualifies for 100% Rates Relief



VIEWING & FURTHER INFORMATION:

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LOCATION

GILCHRISTLAND, is situated a short distance from the hamlet of Croalchapel. Limited amenities can be found in the nearby village of Closeburn with the larger town of Thornhill a further 3.0 miles to the north.

The regional town of Dumfries, with a population of around 37,500, lies approximately 13.0 miles to the south and occupies a strategic location at the intersection of the A75, A76 and A701 trunk roads.

The property is located approximately 1.5 miles to the east of the A76 Dumfries to Kilmarnock road and around 22.5 miles south of Junction 14 of the A74(M) motorway, via the A76 & A702.

The property is nestled within an established agricultural smallholding, comprising a mix of residential dwellings and agricultural sheds. The unit is however entirely self-contained and benefits from an unrestricted right of access over the private driveway.

DESCRIPTION

The subjects comprise a detached, single storey industrial unit of steel portal frame construction, externally clad with insulated double-skin profile metal sheeting. The roof has been clad with insulated composite sheets incorporating translucent panels, allowing for natural daylighting internally.

Vehicle access is provided by two sliding doors within the front gable elevation, measuring approximately 4.59m (15ft) wide and 4.01m (13ft 1ins) high. A third access door is located within the southern elevation, measuring 5.94m (19ft 5ins) wide and 3.59m (11ft 9ins) high, or thereby.

The frame has been constructed to an internal eaves height of around 3.89m (12ft 9ins). The floor is of solid concrete construction. Internally the property includes two portacabin offices, eight container stores and a raised portacabin welfare block.

Externally there is ample parking / yard space located to the front and south of the unit, surfaced in concrete.

FLOOR AREAS

The gross internal floor area of the entire unit extends to 839.46 sq.m. (9,036 sq.ft) or thereby.

Each shipping container measures approximately 2.35m (7ft 8ins) wide by 5.86m (19ft 2ins) deep.

The two portacabins provide around 57.40 sq.m. (618 sq.ft) of office accommodation.

SERVICES

We understand that the unit is connected to mains supplies of water and electricity. Drainage is connected to a shared private septic tank system.

Space heating within the portacabin offices is provided by electric panel heaters.

RENT & LEASE TERMS

Offers around £12,000 per annum exclusive are invited.

The property is available by way of a new Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern. Incentives may be awarded, subject to agreed length of lease.

RATING ASSESSMENT

RV - £8,375

The property therefore qualifies for 100% relief under the 'Small Business Bonus Scheme'.

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

We are verbally advised that the property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

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