



## **DISTRIBUTION WAREHOUSE / TRADE COUNTER**

- > MODERN UNIT
- > GAS FIRED HEATING SYSTEM THROUGHOUT
- > GOOD ACCESS TO A76, A75 AND TOWN CENTRE
- > GROUND FLOOR SALES / OFFICE SPACE & WAREHOUSE
- > FIRST FLOOR OFFICE SPACE WITH CONFERENCE ROOM
- > GLAZED CUSTOMER ENTRANCE DOOR INTO SALES SPACE
- > DEDICATED CAR PARKING AND LOADING AREA

# TO LET

**UNIT B LOCHSIDE INDUSTRIAL ESTATE, DUMFRIES, DG2 0HT**

**CONTACT:** Fraser Carson | [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk) | 01387 264333 | [www.shepherd.co.uk](http://www.shepherd.co.uk)





## DESCRIPTION

The subjects comprise a modern industrial unit providing a good mix of warehouse, office and sales space. The unit is of steel portal frame construction with brick infill walls and insulated smooth panel cladding to the front elevation. The roof and side elevations are clad with insulated profile metal sheets.

Vehicle access is provided from the front via a sectional up-and-over vehicle door measuring approximately 4m (13ft 1ins) wide and 5m (16ft 4ins) high. The eaves height within the warehouse is around 4.4m (14ft 5 ins).

The sales, office and staff welfare facilities are set over two levels within the front left-hand corner of the unit. The main entrance hall has full height glazing and a feature staircase whilst a separate customer entrance provides direct access into the retail space. The windows are of aluminium casement design and double-glazed. The internal accommodation is as follows:

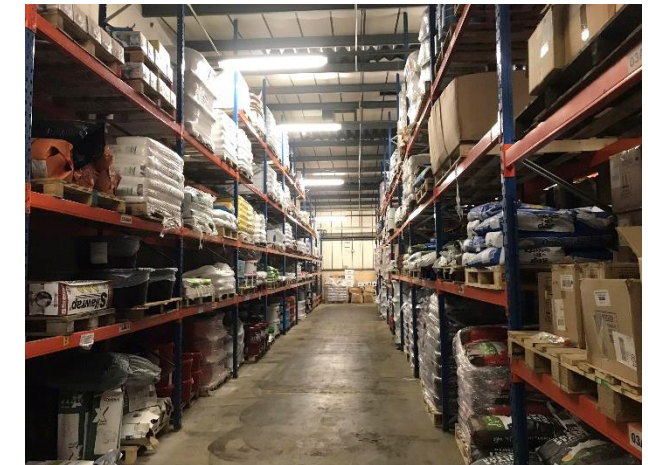
Ground Floor: Sales Area, Offices, Stores, Gents Toilet, Accessible Toilet and Warehouse.

First Floor: Large Office, Two Private Offices, Manager's Office, Conference Room, Kitchen and Ladies Toilet.

Dedicated car parking and loading space is available at the front.

| FLOOR AREA   | m <sup>2</sup>  | ft <sup>2</sup> |
|--------------|-----------------|-----------------|
| Ground Floor | 935.34          | 10,068          |
| First Floor  | 145.58          | 1,567           |
| <b>TOTAL</b> | <b>1,080.92</b> | <b>11,635</b>   |

The above areas, which have been calculated from on-site measurements, are stated on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



## LOCATION

Dumfries, with a population of around 37,500 is the largest town in Dumfries & Galloway and is therefore South West Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles north west 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 12 miles distant.

The unit is located within Lochside Industrial Estate which lies on the southern side of Irongray Road, adjacent to the A76.

The A75 bypass lies around 1.0 mile from the industrial estate, via the A76, whilst Dumfries town centre is situated approximately 2.0 miles to the south east.

Nearby occupiers include Clark Tracks, Alpha Solway, Solway DAF, Euro Car Parts, Shortridge and SEPA.

## RENT & LEASE TERMS

Rental offers around **£45,000 per annum** are invited.

A new lease is available on a Full Repairing and Insuring (FRI) basis for a flexible term incorporating a regular review pattern.

## SERVICES

Mains water, gas, electricity and drainage.

A gas fired central heating boiler serves radiators in the retail, office and staff areas. Suspended gas fired warm-air blowers are installed within the warehouse.

## RATING ASSESSMENT

RV - £26,200

## PLANNING

The property is currently used as a trade counter / storage & distribution unit although is well suited to alternative industrial uses. Interested parties are however advised to make their own planning enquiries direct with Dumfries & Galloway Council.

## VALUE ADDED TAX

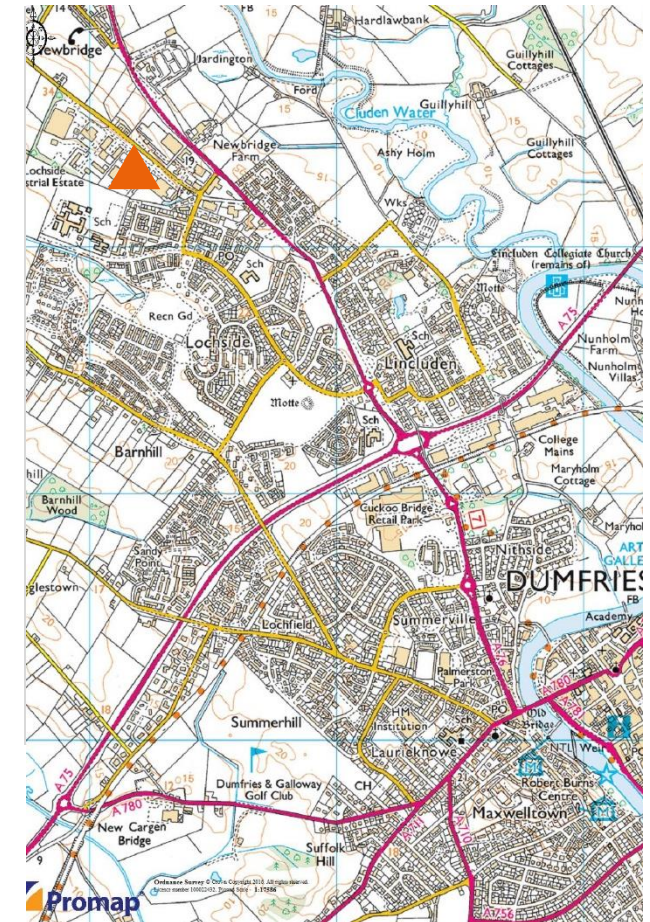
We are verbally advised that the property is VAT elected.

## 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.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

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



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 18 Castle Street, Dumfries, DG1 1DR | 01387 264333  
Fraser Carson | f.carson@shepherd.co.uk

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