# TO LET

## **Industrial Property**



## **Edingham Industrial Estate, Dalbeattie, DG5 4NA**



- Modern warehouse
- Gross internal floor area 1,321m² (14,216ft²)
- Established business and industrial location
- Rent on application
- Flexible lease terms available

Tel: 01387 264333 Fax: 01387 250450

Contac

Fraser Carson

Email: f.carson@shepherd.co.uk

www.shepherd.co.uk

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#### **LOCATION**

Dalbeattie is an ancillary town with a population of around 4,250 persons within Dumfries and Galloway. The town lies approximately 12 miles south west of Dumfries, which is south west Scotland's main shopping and administrative centre. Road links to the A75 trunk road are provided by the A745 to Castle Douglas and the A711 to Dumfries.

The property is situated in a prominent position within Edingham Industrial Estate.

Nearby occupiers include E-TEQ, ETB Technologies, and Panel 2 Panel Ltd. Also located on the outskirts of Dalbeattie is the large sawmill of BSW Timber Group.

#### **DESCRIPTION**

The subjects comprise a detached warehouse building. A metal roller shutter door provides vehicular access. Office and toilet facilities are located in a portacabin to the front of the property. For the avoidance of doubt only car parking and circulation space is offered externally.

The building is of steel portal frame construction with metal profile sheet cladding. Our client is prepared to consider offers for subdivision of the property.

#### **FLOOR AREA**

The gross internal floor area extends to  $1,321~\text{m}^2~(14,216~\text{ft}^2)$  or thereby, with a minimum eaves of approximately 5.75~m.

#### **RENT & LEASE TERMS**

The asking rent will be provided on application. The property will be let on a Full Repairing and Insuring (FRI) basis, with flexible lease terms available.

#### **COSTS**

Each party to bear their own legal costs, however the ingoing tenant will be liable for all SDLT / LBTT and registration costs.

#### **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.

#### **RATING ASSESSMENT**

£14,400.

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.

#### **EPC**

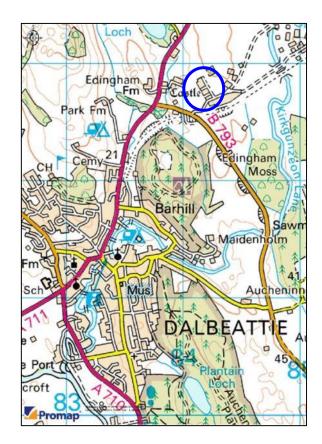
A copy of the EPC is available upon request.



### Fraser Carson

E-mail: f.carson@shepherd.co.uk

Tel: 01387 264333 Fax: 01387 250450 www.shepherd.co.uk





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