

# TO LET

## Industrial Property



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



- **Modern warehouse**
- **Gross internal floor area 1,321m<sup>2</sup> (14,216ft<sup>2</sup>)**
- **Established business and industrial location**
- **Rent on application**
- **Flexible lease terms available**

**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](mailto:f.carson@shepherd.co.uk)

**[www.shepherd.co.uk](http://www.shepherd.co.uk)**

## 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 m<sup>2</sup> (14,216 ft<sup>2</sup>) 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.

