

**TO LET /
FOR SALE**

INDUSTRIAL / OFFICE

Former pharmaceutical
production & distribution facility

Large secure site in secluded
waterfront location

Convenient to A75 trunk road
& A74(M) / M6 motorway

62.61 sq.m. (674 sq.ft.) –
1,554.12 sq.m. (16,727 sq.ft.)

Buildings and land available on
a single or multiple lot basis

Well suited for a broad spectrum
of commercial uses (STC)

Scope for redevelopment (STC)

Flexible lease terms available



NEWBIE BUSINESS PARK, ANNAN, DG12 5QH

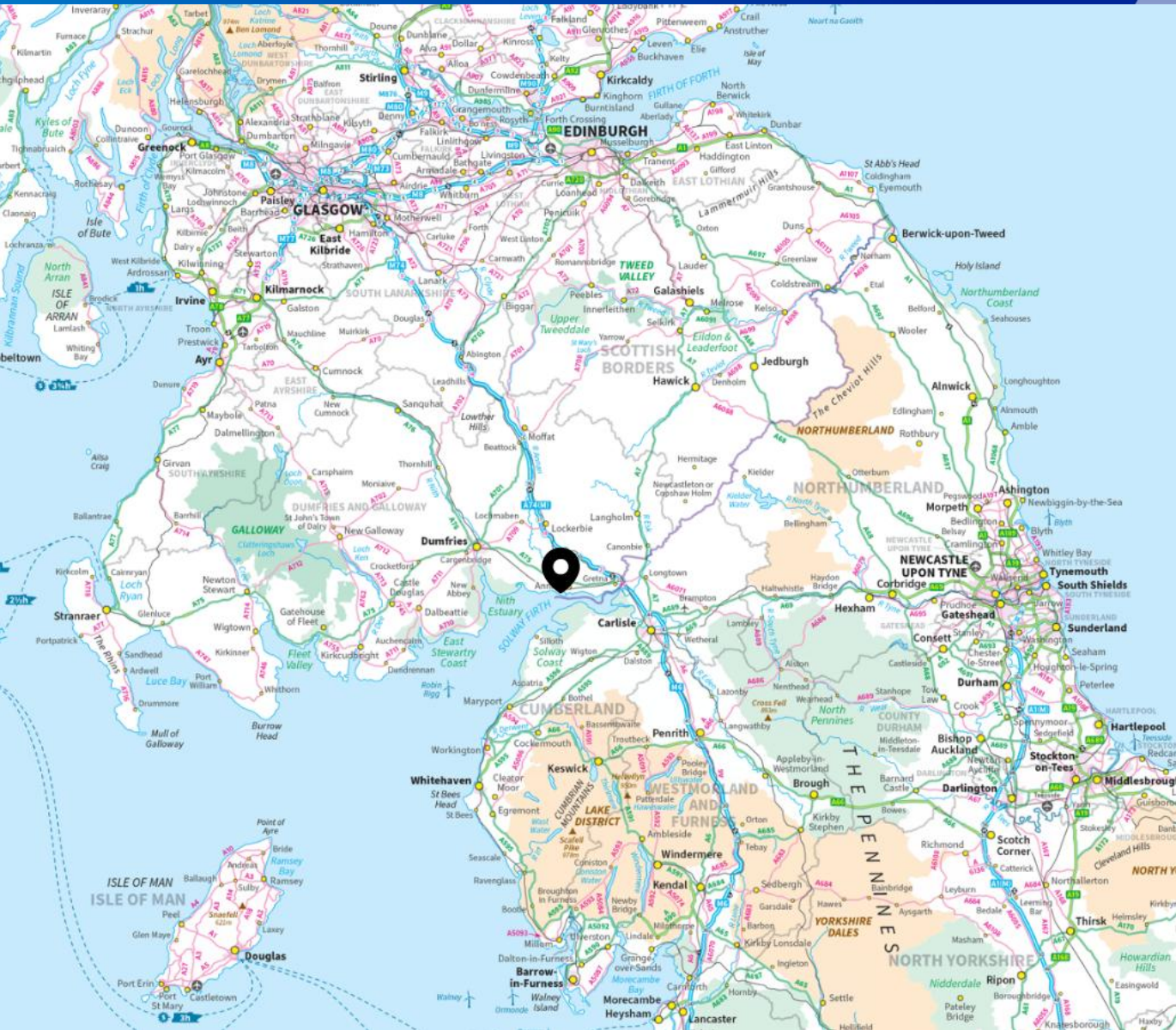
CONTACT: Fraser Carson | f.carson@shepherd.co.uk | 01387 264333
Robert Maxwell | robert.maxwell@shepherd.co.uk | www.shepherd.co.uk





Location

NEWBIE BUSINESS PARK, ANNAN, DG12 5QH



The subjects comprise a former purpose-built pharmaceutical production and distribution facility that was originally constructed circa 1980.

In addition to the subjects, Newbie is formed by the long-established Cochran boiler manufacturing site as well as associated housing developments that are now in individual private ownership.

The area is flanked by the Solway Firth to the south and the River Annan to the east.

Annan, with a population of around 8,300, is the third largest town in the Dumfries & Galloway council area and lies around 2.5 miles to the northeast.

The town is bypassed by the A75 trunk road which connects to the A74(M) / M6 motorway at Gretna and the Northern Irish ferry ports at Cairnryan.

In addition, Annan benefits from a railway station on the Glasgow South Western Line.

Approximate travel times & distances are as follows:

Dumfries:	30mins	(16 miles)
Carlisle:	40mins	(22 miles)
Glasgow:	1hr 30mins	(83 miles)
Newcastle:	1hr 40mins	(77 miles)
Cairnryan:	2hrs	(92 miles)
Manchester:	2hrs 30mins	(139 miles)

The A75 is circa 5 minutes drive (2.5 miles) to the north with the A74(M) / M6 motorway around 15 minutes drive (11.5 miles) to the east.

Secluded waterfront location convenient to A75 & A74(M) / M6 motorway



WHAT 3 WORDS



GOOGLE MAPS



Schedule

NEWBIE BUSINESS PARK, ANNAN, DG12 5QH

Unit No.	Property Type	Sq.m.	Sq.ft.	Page No. / Quick Link
S12	Warehouse & Office	1,482.44	15,958	Four
W1-W4	Warehouse / Workshop & Office	101.03 – 1,554.12	1,087 – 16,727	Six
Q1	Office / Laboratory	330.23	3,554	Eight
S2	Workshop & Welfare / Office	77.15 - 486.68	830 - 5,239	Nine
S1 & S15	Workshop / Store	63.93 – 164.51	688 – 1,771	Nine
N2	Workshop / Store	62.61	674	Ten
BH1	Workshop / Store	242.75	2,613	Ten
S13	Workshop / Store	527.94	5,683	Eleven
C1	Former Canteen	339.40	3,653	Eleven
SP	Former Sports Pavilion	171.46	1,846	Twelve
Land	Gravel & Hardstanding	Upon Application	Upon Application	Twelve
Site Plan	-	-	-	Thirteen



Purpose-built distribution warehouse together with two storey office block and yard / parking.

The unit is of steel truss construction with concrete block / facing brick infill walls and insulated profile metal sheet cladding. Translucent roof panels provide natural daylighting internally.

The internal eaves height is circa 7.5m (24ft 7ins) or thereby.

Vehicle access is provided by three roller shutter doors, each with an internal fabric rapid roll door, measuring approximately 4.1m (13ft 5ins) wide by 3.5m (11ft 5ins) high.

The warehouse is served by LED & sodium lamps, LPG fired warm-air blowers and destratification fans.

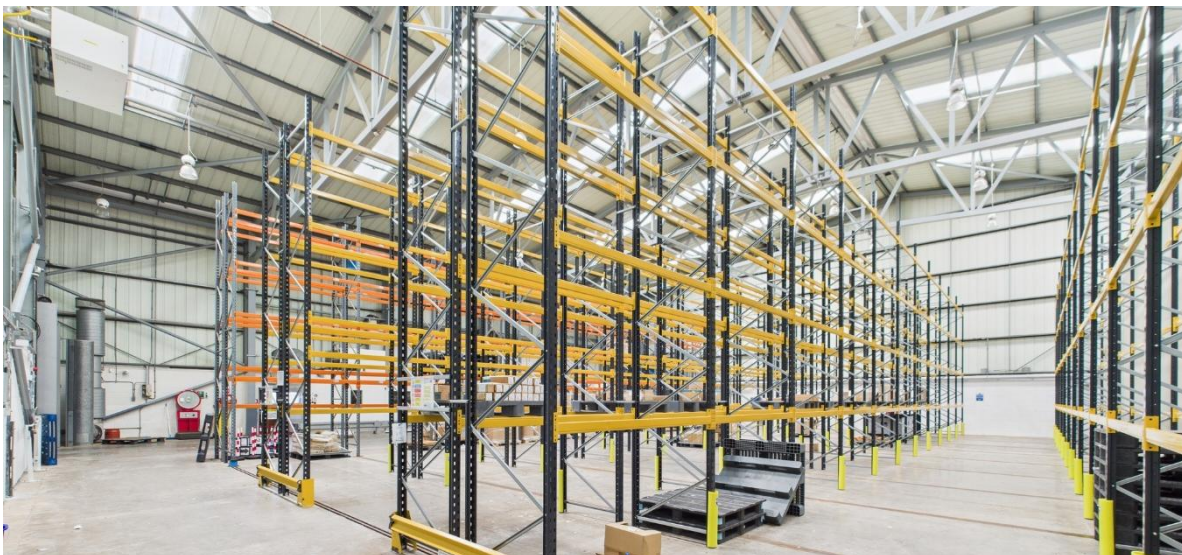
The office and welfare block has a facing brick external finish and is surmounted by a flat roof. The windows are of double-glazed aluminium casement design. Space heating is provided by electric panel radiators.

The internal accommodation is as exhibited on the floor plan overleaf.

There is scope for the tarmac surfaced yard and parking area to be enlarged through resurfacing existing gravelled landscaping areas.

The approximate Gross Internal Areas are as follows:

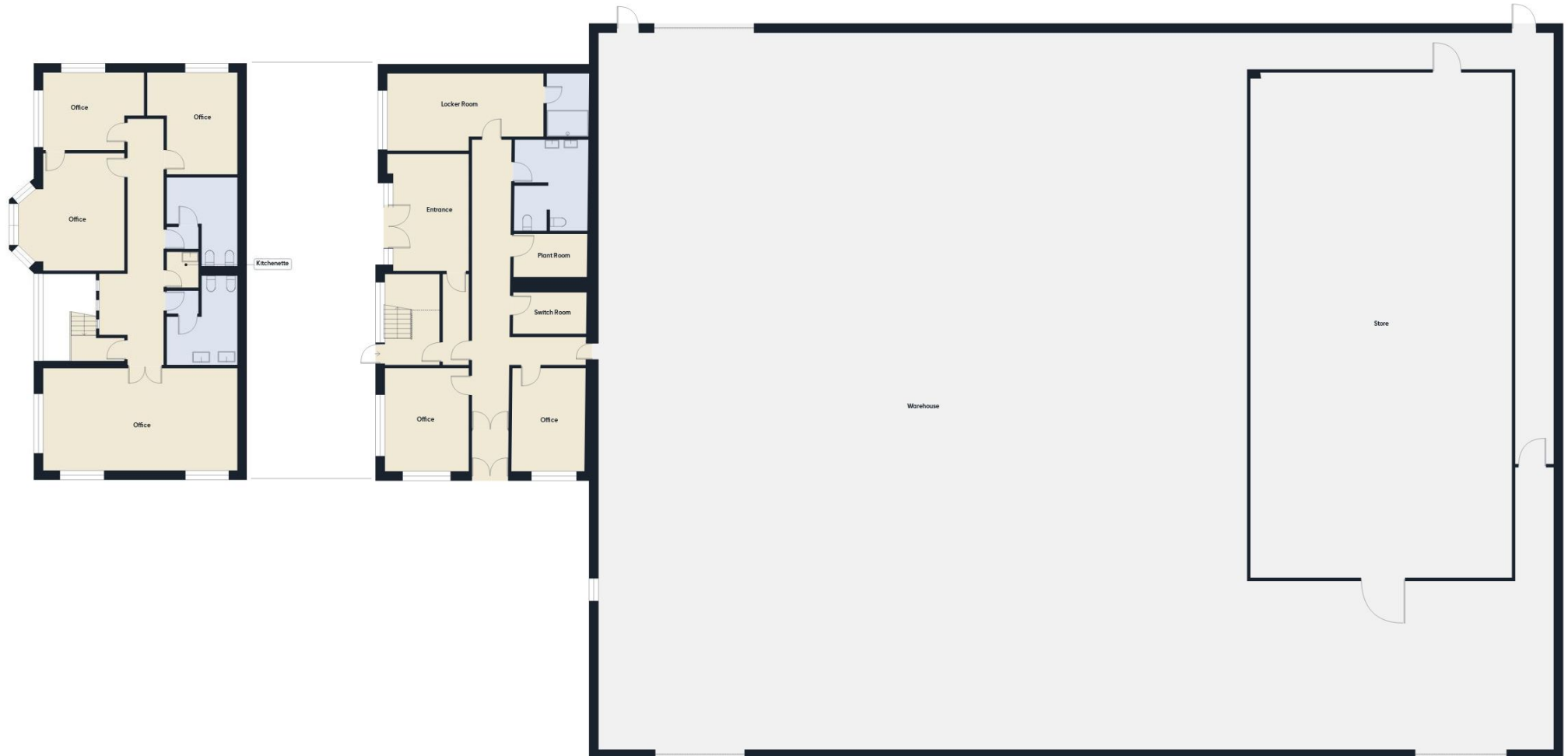
FLOOR AREAS	m ²	ft ²
Offices (Ground Floor)	141.54	1,524
Offices (First Floor)	141.54	1,524
Warehouse	1,199.36	12,910
TOTAL	1,482.44	15,958





Unit S12

NEWBIE BUSINESS PARK, ANNAN, DG12 5QH



[INTERACTIVE VIRTUAL TOUR](#)



Units W1 – W4

NEWBIE BUSINESS PARK, ANNAN, DG12 5QH



Purpose-built warehouse / workshop with single storey office block and yard / parking.

The unit is of steel portal frame construction with concrete block / facing brick infill walls and insulated composite panel cladding. Translucent roof panels provide natural daylighting internally.

The internal eaves height is circa 5.4m (17ft 8ins) or thereby.

The unit is currently sub-divided into four distinct parts, therefore multiple occupation may be possible.

There are three vehicle access doors set within the front elevation under an integral canopy, and a further two vehicle doors set within the exposed gable elevation.

The warehouse / workshop areas are served by LED & sodium lamps together with warm-air blowers / radiant heaters.

The office and welfare block has cavity block and facing brick walls under a flat roof. Windows are of double-glazed uPVC casement design. Space heating is provided by electric panel radiators.

The internal accommodation is as exhibited on the floor plan overleaf.

The yard / parking area has a concrete surface.

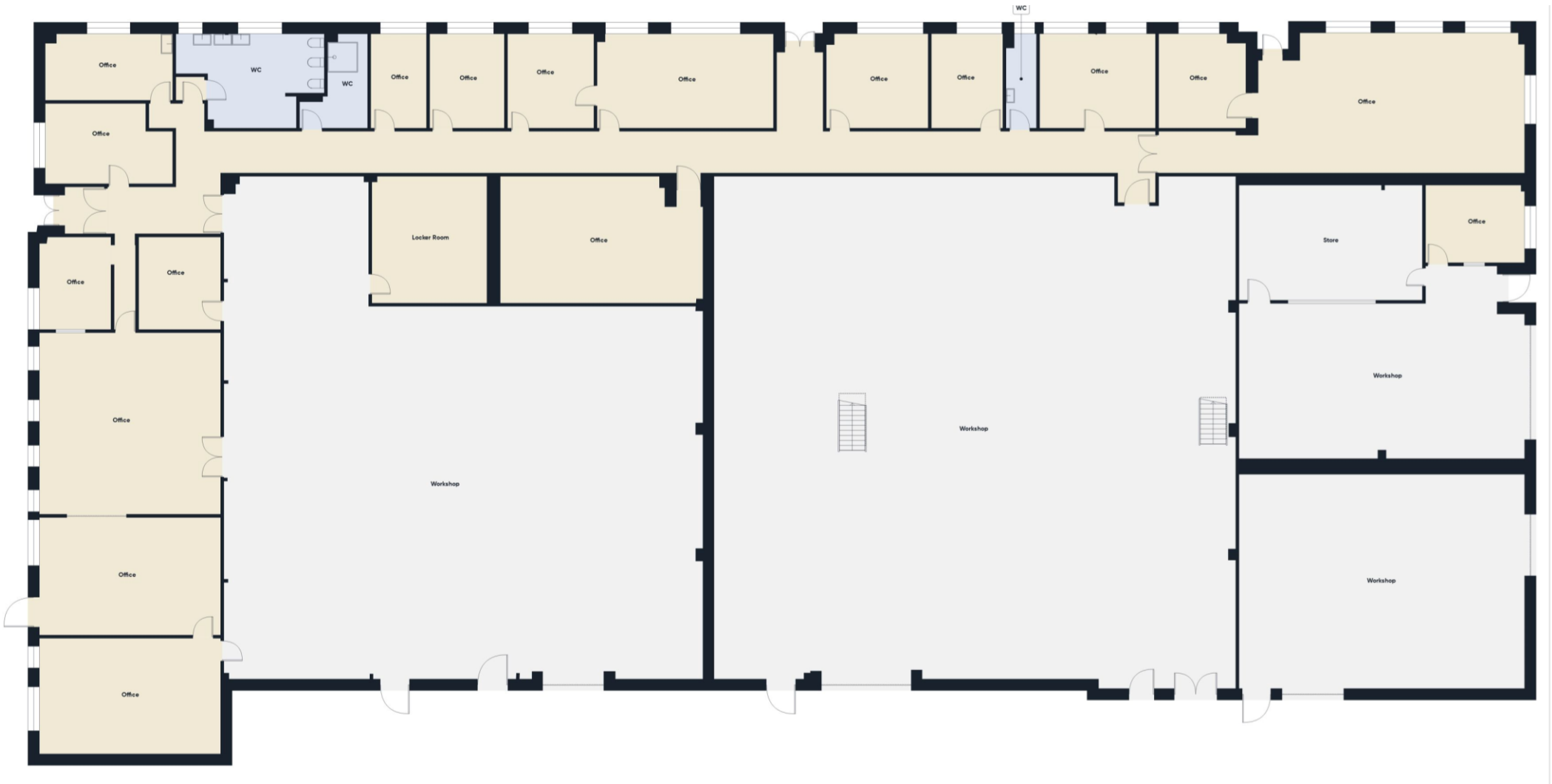
The approximate Gross Internal Areas are as follows:

FLOOR AREAS	m ²	Ft ²
W1	391.59	4,215
W2	426.23	4,588
W3	129.46	1,393
W4	101.03	1,087
Office & Welfare Block	505.81	5,444
TOTAL	1,554.12	16,727



Units W1 – W4

NEWBIE BUSINESS PARK, ANNAN, DG12 5QH



[INTERACTIVE VIRTUAL TOUR](#)



Purpose-built three storey office and laboratory.

The building is of steel frame construction with concrete block and facing bricks walls under a flat roof.

A partial third floor contains plant equipment and is enclosed by profile metal sheet cladding.

Windows are of double-glazed aluminium / uPVC casement design.

The cellular office and welfare accommodation is set over the ground floor. The offices have carpet floor coverings, painted walls and suspended tile ceilings.

The laboratory is open-plan and set over the first floor, with vinyl floor coverings, wipe-clean panel clad walls, and a suspended tile ceiling.

Space heating is provided by an LPG-fired boiler, serving a series of wall mounted radiators and warm-air blowers, together with ceiling mounted climate control cassettes.

A ventilation system has also been installed.

The approximate Net Internal Areas are as follows:

FLOOR AREAS	m ²	ft ²
Ground Floor	118.68	1,277
First Floor	211.55	2,277
TOTAL	330.23	3,554





Units S2, S1 & S15

NEWBIE BUSINESS PARK, ANNAN, DG12 5QH



Unit S2

Single storey unit and side store of steel portal frame construction with cavity brick walls and insulated composite panel / profile metal sheet cladding. Translucent roof panels provide natural daylighting internally.

The main unit has an internal eaves height is circa 5.2m (17ft) or thereby.

Attached to the rear is a single storey flat roof welfare block which could be repurposed as office accommodation.

The approximate Gross Internal Areas are as follows:

FLOOR AREAS	m ²	ft ²
Main Unit	309.24	3,329
Side Stores	77.15	830
Welfare / Office	100.29	1,080
TOTAL	486.68	5,239

Unit S1

Semi-detached lock-up unit of brick construction under a flat roof. Roller shutter vehicle door. No toilet facility.

Internal ceiling height circa 3.6m (11ft 9ins) or thereby.

Unit S15

Semi-detached lock-up unit of steel portal frame construction with insulated composite panel cladding. Roller shutter vehicle door. No toilet facility.

Internal eaves height circa 5m (16ft 4ins) or thereby.

The approximate Gross Internal Areas are as follows:

FLOOR AREAS	m ²	ft ²
S1	100.58	1,083
S15	63.93	688
TOTAL	164.51	1,771





Units N2 & BH1

NEWBIE BUSINESS PARK, ANNAN, DG12 5QH



Unit N2

Detached lock-up unit of steel portal frame construction with insulated profile metal sheet cladding.

Up-and-over vehicle access door.

No toilet facility.

Internal eaves height circa 5.6m (18ft 4ins) or thereby.

The approximate Gross Internal Area is as follows:

FLOOR AREA	m ²	ft ²
N2	62.61	674

Unit BH1

Detached unit of steel portal frame construction with cavity brick and single-skin profile metal sheet cladding.

Natural daylighting is provided by several high-level windows and skylights.

There is presently no vehicle access.

No toilet facility.

Internal eaves height circa 6.6m (21ft 7ins) or thereby.

The approximate Gross Internal Area is as follows:

FLOOR AREA	m ²	ft ²
BH1	242.75	2,613





Units S13 & C1

NEWBIE BUSINESS PARK, ANNAN, DG12 5QH



S13

Detached unit of steel portal frame construction with single-skin profile metal sheet cladding. Translucent roof panels provide natural daylighting internally.

Front & rear metal sliding doors.

No toilet facility.

Internal eaves height circa 3.5m (11ft 5ins) or thereby.

The approximate Gross Internal Area is as follows:

FLOOR AREA	m ²	ft ²
S13	527.94	5,683

Unit C1

Single storey former canteen of cavity brick construction under a flat roof.

The accommodation extends to an open-plan dining area and kitchen, with vinyl flooring, painted / tiled walls and suspended tile ceilings.

Windows are of double-glazed aluminium casement design.

Space heating is provided by an LPG-fired boiler, serving a series of wall mounted radiators.

The approximate Gross Internal Area is as follows:

FLOOR AREA	m ²	ft ²
C1	339.40	3,653





Unit SP

Single storey former sports pavilion of cavity brick construction under a profile metal sheet clad roof with glazed lantern.

The accommodation extends to a central reception hall, meeting room, kitchen, two locker rooms, two standard toilets, an accessible toilet, internal store and external store.

Windows are of double-glazed uPVC casement design.

Space heating is provided by electric warm-air blowers.

The approximate adjusted Net Internal Area is as follows:

FLOOR AREA	m ²	ft ²
Ground Floor	171.46	1,846

Land

There are several areas of open storage / potential development land throughout the site.

Most of the land is currently laid to gravel however there are also some concrete surfaced areas.

In addition, there is a large tarmac surfaced car park adjacent to the former sport pavilion.

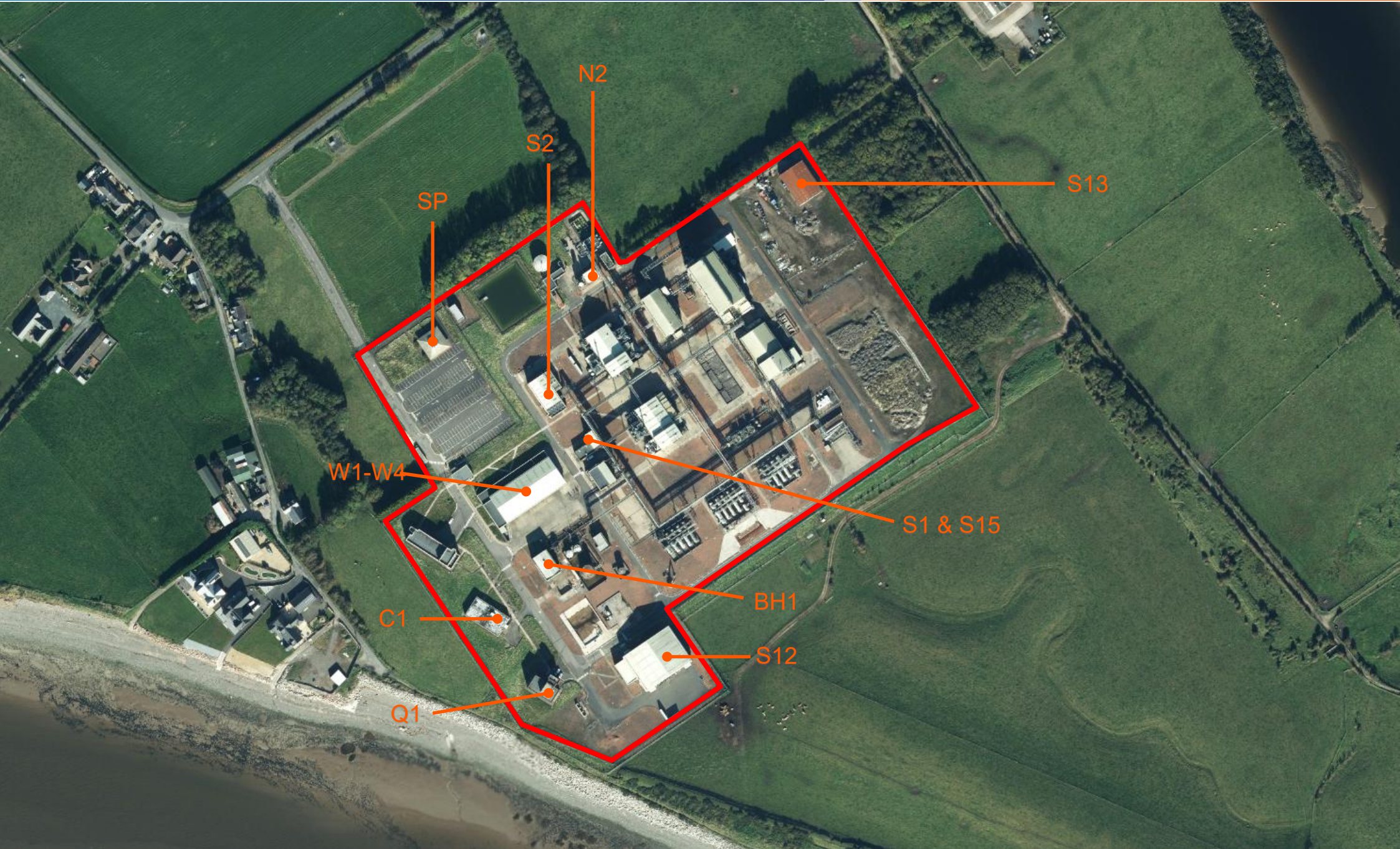
Further information is available upon application.





Site Plan

NEWBIE BUSINESS PARK, ANNAN, DG12 5QH





Services

We understand the site is connected to mains supplies of water and electricity, with drainage assumed to run into the public sewer.

Details of space heating systems, where present, have been provided within the individual descriptions of each unit.

Planning

We assume the subjects are registered for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

However, there is scope for a broad spectrum of alternative commercial use and redevelopment, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Rateable Value

The site is currently recorded as a single entry within the valuation roll. As such, the Rateable Value for each individual unit / plot requires to be reassessed.

Price, Rent & Lease Terms

Offers will be considered on a single and multiple lot basis.

Further information on asking rents and guide prices will be provided upon application.

Leasehold occupation will be on a Full Repairing and Insuring (FRI) basis for a flexible term incorporating a regular review pattern.

Tenant incentives may be available.

Value Added Tax

Interested parties are advised to satisfy themselves independently as to the incidence of Value Added Tax.

Legal Costs

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

Tenants / purchasers will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

A copy of the EPCs are available on request.

Get in Touch

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



Fraser Carson

f.carson@shepherd.co.uk



Robert Maxwell

robert.maxwell@shepherd.co.uk

Shepherd Chartered Surveyors

18 Castle Street, Dumfries, DG1 1DR

t: 01387 264333



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk