

NOW UNDER CONSTRUCTION



BRASSWELL OFFICE PARK

ANNAN ROAD, DUMFRIES

NEW OFFICES TO LET 2,250 - 10,070 sq ft (209.03 - 935.53 sq m)

WELCOME TO BRASSWELL OFFICE PARK

DESCRIPTION

Brasswell Business Park is a purpose built office development positioned in an enviable location with excellent links to the town centre and the nearby bypass. The development offers new high specification offices arranged in a popular courtyard design, providing a practical and attractive working environment with convenient on-site designated car parking.



OFFICE SPECIFICATION

- Suspended ceilings
- Recessed lighting
- Air conditioning
- Full-access raised floors
- Double glazing
- High quality finishes
- Lift to all except G2K
- DDA compliant

2,250 SQ FT - 10,070 SQ FT
209.53 SQ M - 935.53 SQ M

ACCOMMODATION

The buildings currently available at Brasswell Office Park are detailed below:

Building	Building Type	Floor Area	
		sq ft	sq m
Unit 1	G2k	2,250	209.03
Unit 2	G2k	2,250	209.03
Unit 3	G2k	2,250	209.03
Unit 4	G2k	2,250	209.03
Unit 5	G2k	2,250	209.03
Unit 6	G2k	2,250	209.03
Unit 7	G2k	2,250	209.03
Unit 8	G2k	2,250	209.03
Unit 9	G2k	2,250	209.03
Unit 10	G2k	2,250	209.03
Unit 11	G6k	6,100	566.70
Unit 12	G6k	6,100	566.70
Unit 14	G10k	10,070	935.53

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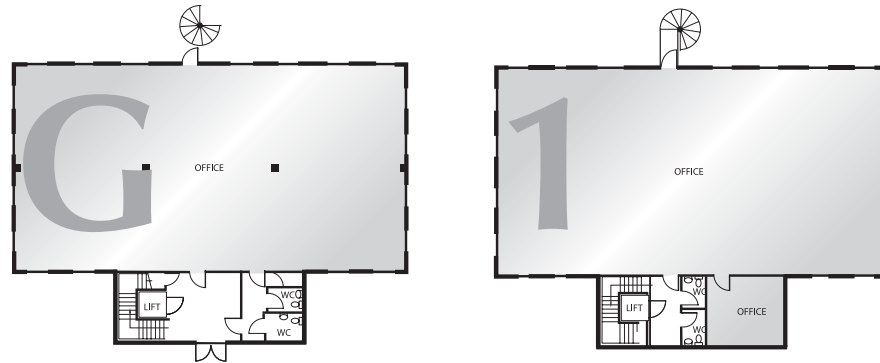
G2K

FLOOR	SQ FT	SQ M
First	1,215	112.88
Ground	1,035	96.15
TOTAL	2,250	209.03



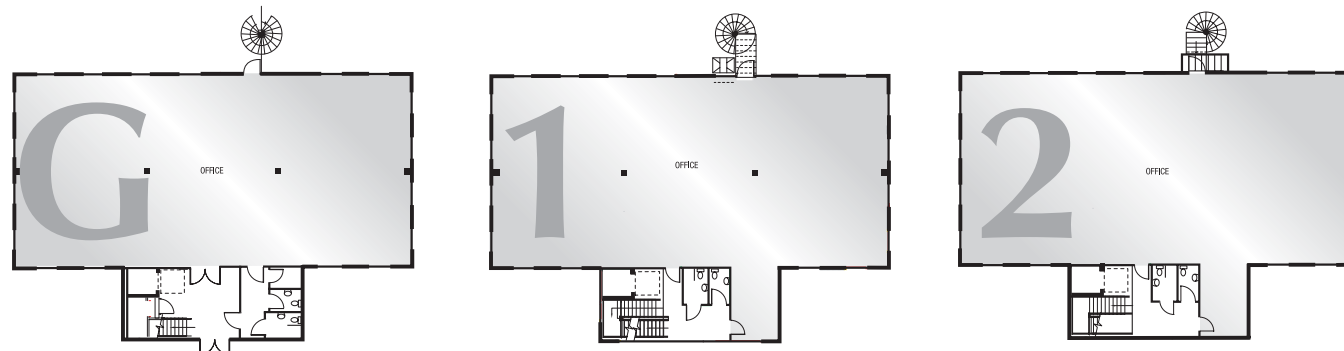
G6K

FLOOR	SQ FT	SQ M
First	3,119	289.76
Ground	2,981	276.94
TOTAL	6,100	566.70



G10K

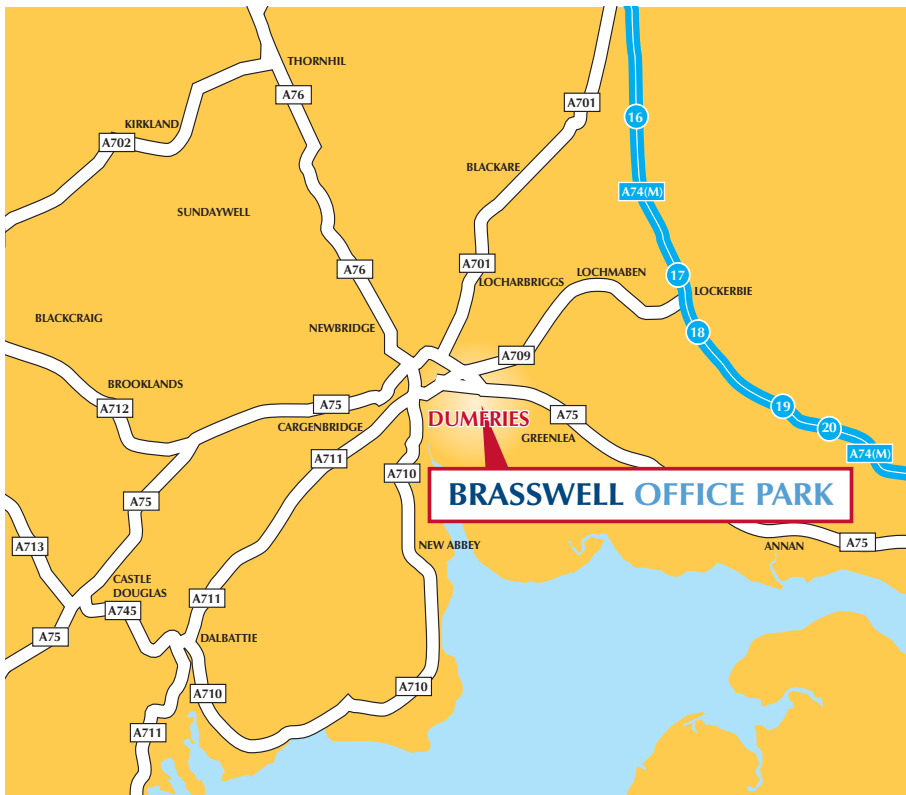
FLOOR	SQ FT	SQ M
Second	3,400	315.87
First	3,400	315.87
Ground	3,270	303.79
TOTAL	10,070	935.53



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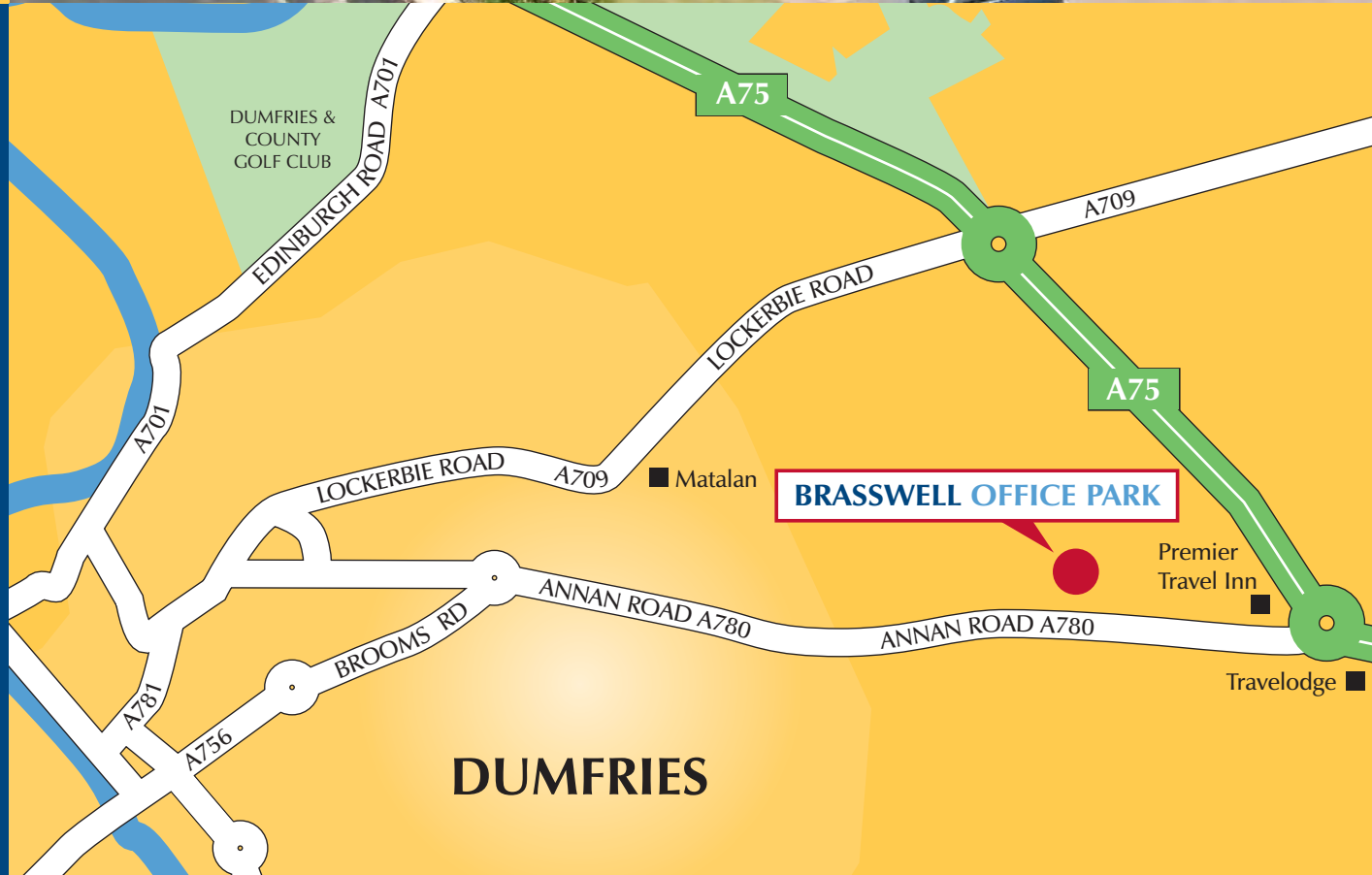


MASTERPLAN



LOCATION

Dumfries is the largest town in south west Scotland approximately 76 miles south of Glasgow, 80 miles south west of Edinburgh and 30 miles north of Carlisle. The town has a population in the region of 32,000 and is an important retail and service hub for the Dumfries and Galloway region, which has a population of 148,000. Dumfries is located on the A76(T)/A76 and the A701, which links the M74 and the national motorway network. Rail services are available from the local station, with Glasgow Prestwick being the nearest airport and regular ferry crossings to Ireland from Stranraer and Cairnryan.



LEGAL COSTS

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

VAT

All figures are quoted exclusive of, but will be liable for, VAT.

FURTHER INFORMATION & VIEWING

For further information, or to arrange a viewing, please contact sole agents Shepherd J&E on 01387 264333.



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