

NEW  
OFFICES  
TO LET



BRASSWELL OFFICE PARK  
ANNAN ROAD, DUMFRIES

2,250 - 10,070 sq ft (209.03 - 935.53 sq m)




# NEW OFFICES TO LET

Brasswell Office Park is a purpose built office development positioned in an enviable location with excellent links to the town centre and 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
- OPEN PLAN
- RECESSED LIGHTING
- AIR CONDITIONING
- FULL-ACCESS RAISED FLOORS
- DOUBLE GLAZING
- HIGH QUALITY FINISH
- LIFT TO ALL LEVELS
- DDA COMPLIANT
- DISABLED WC & WC FACILITIES
- DESIGNATED 250 PARKING SPACES
- ENERGY EFFICIENT
- HIGH SPEED FIBRE INTERNET
- OPTIONAL TESLA CHARGING POINTS



2,250 - 10,070 SQ FT (209.03 - 935.53 SQ M)



# OFFICE DIMENSIONS

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

BUILDING	BUILDING TYPE	TYPE (SQ FT)	FLOOR AREA (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	G2K	2,250	209.03
UNIT 12	G6K	6,100	566.70
UNIT 13	G6K	6,100	566.70
UNIT 14	G10K	10,070	935.53



# FULL SPECIFICATION

Broken up into different sections with complete sizes:

## 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
FIRST/SECOND	3,400	315.87
GROUND	3,270	303.79
TOTAL	10,070	935.53

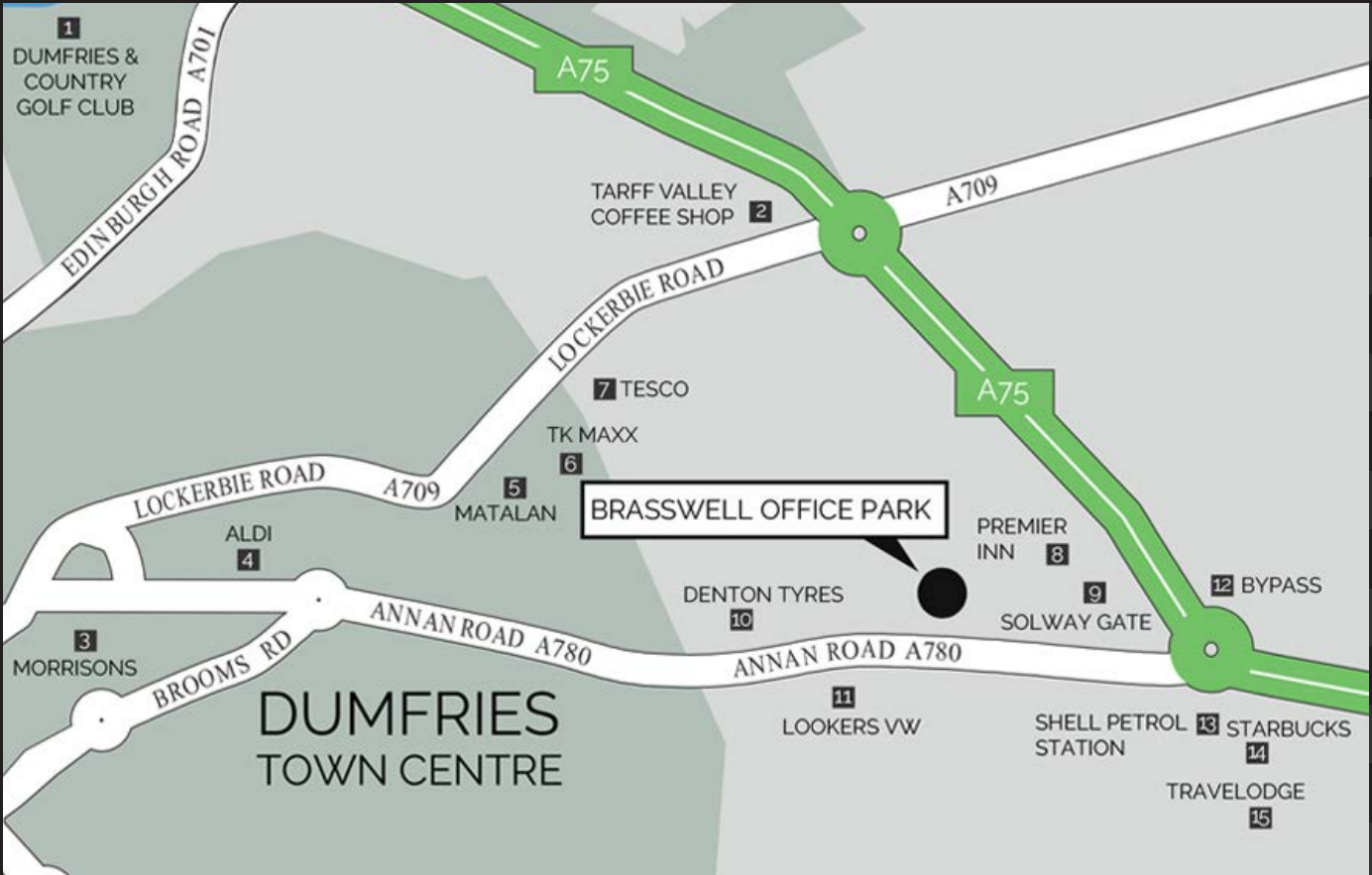


# LOCATION

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 50,000 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 and A701, which links the M74 and national motorway network. Rail services are available from the local station, with Glasgow Prestwick and Edinburgh airports being within 80 miles radius and 75 miles to Cairnryan ferry terminal for Irish Sea crossings.

Dumfries Gateway Business Park is located on the A780 Annan Road close to the A75. A range of amenities can be found close by including the Premier Travel Inn and Travelodge. The location is also equidistant from the Cuckoo Retail Park.



- 1. DUMFRIES & COUNTRY GOLF CLUB
- 2. TARFF VALLEY COFFEE SHOP
- 3. MORRISONS
- 4. ALDI
- 5. MATALAN
- 6. TK MAXX
- 7. TESCO
- 8. PREMIER INN
- 9. SOLWAY GATE
- 10. DENTON TYRES
- 11. LOOKERS VW
- 12. BYPASS
- 13. SHELL PETROL STATION
- 14. STARBUCKS
- 15. TRAVELODGE



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