



BROOMHOUSE
INDUSTRIAL PARK
LOCKERBIE, DG11 2RF

TO LET / MAY SELL

NEW BUILD INDUSTRIAL UNITS

- New build industrial properties and commercial land.
- Close proximity to Junction 17 of M74 Motorway.
- Unit 1 GIA of 2,647 sq.m (28,492 sq.ft).
- Unit 2 GIA of 1,429 sq.m (15,382 sq.ft).
- Suitable for Food Production & Distribution.
- Secure estate with concrete yards and car parking.
- Plots also available for sale or design and build.

DM HALL
CHARTERED SURVEYORS



M74
Junction 17

Commercial Department
220 St Vincent Street Glasgow G2 5SG
0141 332 8615

LOCATION

Broomhouse Industrial Park is situated to the west side of Boreland Road a short distance north of its junction with Dryfe Road, itself situated to the northern outskirts of Lockerbie Town Centre.

The town of Lockerbie is situated around 20 miles to the north of the English border and forms part of the Dumfries & Galloway council area.

Lockerbie is well connected on the main trunk road network via the M74 and is also situated on the main railway line forming part of the West Coast mainline linking ultimately with Glasgow to the north and Carlisle & London to the south.

Various drive times and mileages are indicated within the table below:-

Destination	Mileage	Drive Time
Carlisle	30 miles	38mins
Glasgow	80 miles	1hr 15mins
Edinburgh	75 miles	1hr 30mins
Manchester	144 miles	2hr 25mins
Birmingham	223 miles	3hr 45mins

The approximate location of the subjects is highlighted on the attached plans.

DESCRIPTION

The site as a whole offers two adjacent new build industrial properties, built in 2014 and additional plots suitable for new build properties.

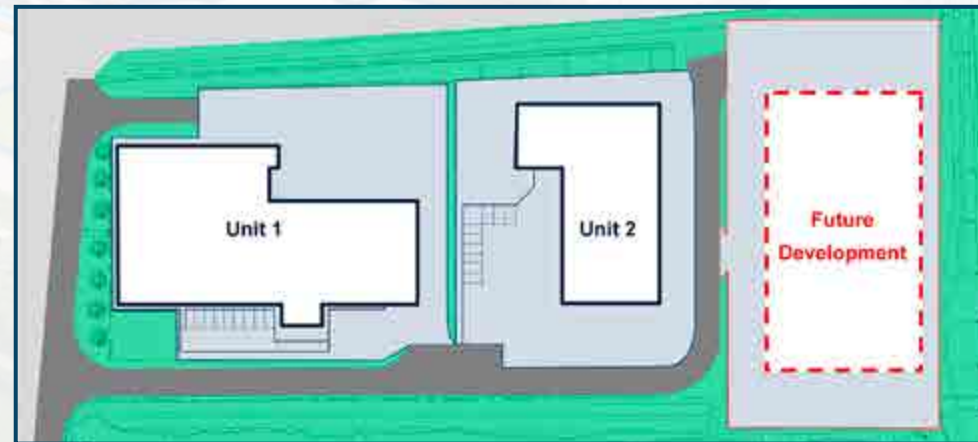
The site is secured by means of an electronic sliding gate. A communal concrete road provides access to the two new build units and commercial plots. A short description of each unit is below:-

Unit 1

This property extends to approximately 28,492 sq.ft and is extensively fitted out for Food Production, Cold Storage, Warehousing and office purposes.

The property is of steel portal frame construction with the external walls clad in metal sheeting, surmounted by a steel framed and pitched roof, again clad in metal sheeting.

Internally, the subjects have been constructed and finished to a modern standard with a large area at the front fitted for open warehousing purposes. To the rear there is an extensive area which has been sub divided and fitted for food production and cold storage purposes. There are large areas of special



plant and machinery within this area of the property, more information can be provided on request. There is ample office and toilet provision within the property and this is supplemented with staff kitchen/break areas and changing facilities.

There are two large electronically operated roller shutter doors, one providing access to the warehouse section and the other door to a 'goods in' section of the food preparation section of the property.

There is a very good yard provision which is of a concrete surface to the front, gable and rear of the building which offers 360 degree circulation for delivery vehicles. A separate secure staff and customer car park is situated to the front of the building, which has a tarmac surface.

Unit 2

This property extends to approximately 15,382 sq.ft and is suitable for a variety of uses including storage and distribution.

The property is of steel portal frame construction with the external walls clad in metal sheeting. The property is surmounted by a steel framed and pitched roof, again clad in metal sheeting.

Internally the property provides open plan industrial/workshop accommodation again constructed and finished to a high standard with concrete slab flooring system. Artificial light is provided via ample suspended LED light fittings. Heating is provided via a gas powered boiler system which distributes hot air throughout the warehouse by means of a suspended metal ducting system. We understand that internal underfloor drainage has been fitted to allow the unit to be retro-fitted as food production space, if this were the preference of the incoming occupier.

There are two large electronically operated steel roller access doors which offer access to and from the external concrete surfaced yard.

There is a very good sized concrete yard to the front and gable of the building and a further section of level yard at the rear which has a compacted hardcore surface suitable for external storage purposes.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), we estimate each property to have a gross internal area as follows:-

Unit 1	2,647 Sq.m	28,492 Sq.ft
Unit 2	1,429 Sq.m	15,382 Sq.ft

Indicative floor plans can be provided on request.

LAND

In addition to the above opportunities, our client has additional land, where consideration may be given to design and build opportunities for bespoke occupier requirements, or alternatively site sales. We estimate the site areas to be as follows:-

Plot 3	0.53 Hectares	1.31 acres
Plot 4	0.54 Hectares	1.33 acres

Following consultation with our client's architect, we estimate that Plot 3 would be capable of housing a new build industrial unit of approximately 28,000 sq.ft. No schematic plans have been drawn up for Plot 4 however this can be researched on request.

RATING ASSESSMENT

We are informed by the Scottish Assessors that Unit 1 has a Rateable Value of £87,850, and Unit 2 has a Rateable Value of £52,400. Further queries should be made with the Local Assessors office.

Please note that a new occupiers will have the right to appeal current or new assessments within the first 6 months of occupation.

DISPOSAL TERMS

In relation to Unit 1, the subjects are offered with the benefit of the existing fit out on a new Full Repairing and Insuring (FRI) Lease at a rent of £140,000 per annum. Lease duration to be agreed. Alternatively, our clients may also consider the sale of the subjects and offers are invited in this regard.

In relation to Unit 2, the subjects are offered on a new Full Repairing and Insuring (FRI) Lease at a rent of £70,000 per annum. Lease duration to be agreed. Alternatively, our client may also consider the sale of the subjects and offers are invited in this regard.

Offers are also invited separately for the benefit of Plots 3 and 4. Further details and site plans can be provided to interested parties.

VAT

All figures are quoted exclusive of VAT, where applicable.

ENERGY PERFORMANCE

Unit 1 has an EPC rating of E and Unit 2 has an EPC rating of G. Sight of the Energy Performance Certificates can be provided to interested parties on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in formulating the lease documentation.

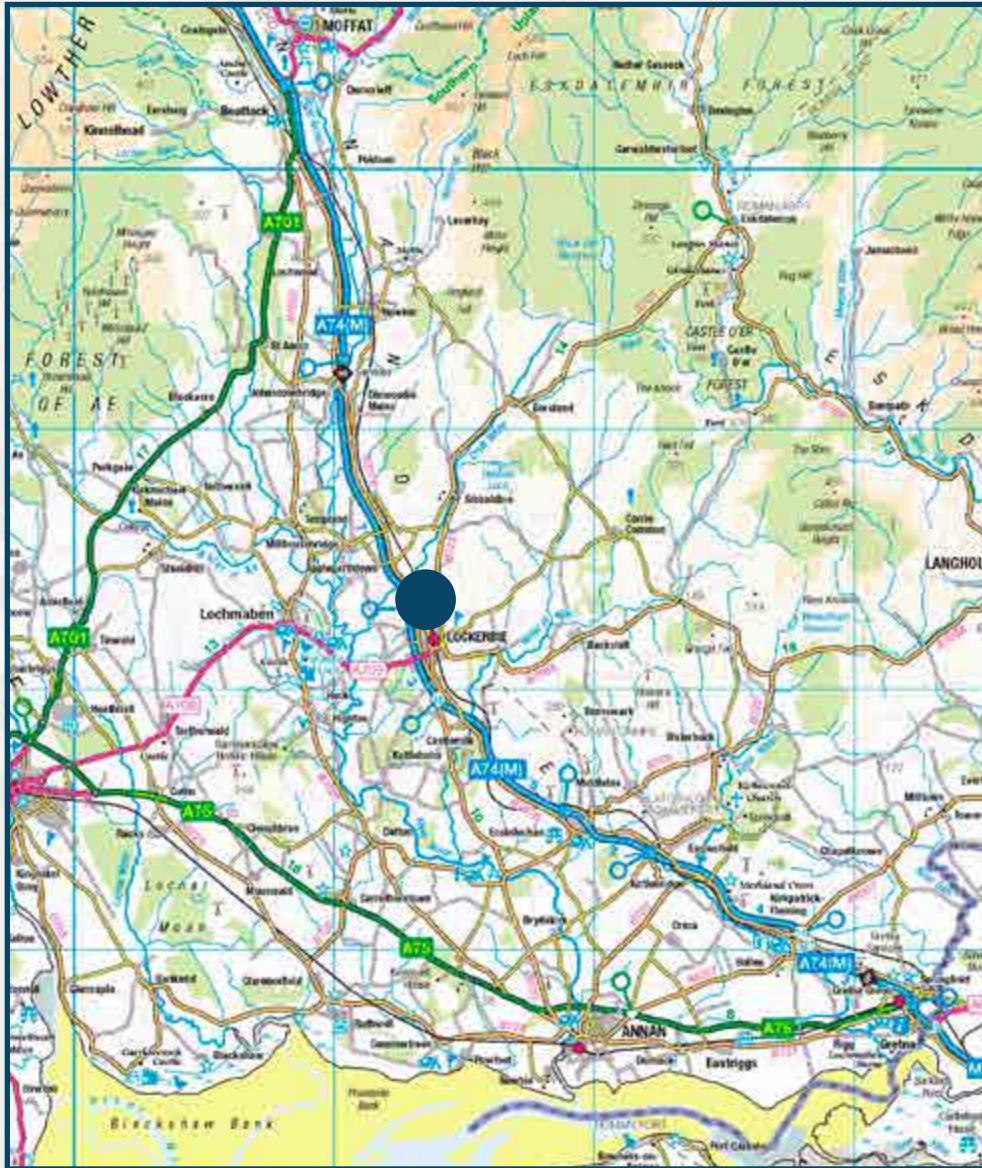
VIEWING & FURTHER INFORMATION

Viewings can be arranged strictly by contacting the sole letting agents, Alister Gibson or Anthony Zdanowicz MRICS, of DM Hall LLP, 220 St Vincent Street Glasgow G2 5SG.

Tel: 0141 332 8615
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Date of Publication: July 2016
Ref: WSA961





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