

TO LET

Industrial Yard



Catherinefield Industrial Estate, Dumfries, DG1 3PQ



VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

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- **Secure concrete surfaced yard with office**
- **Good access to A75, A701 and A709**
- **Fully operational weighbridge**
- **Separate parking area for circa 15 vehicles**
- **Open bay stores; potential for conversion to workshops**
- **Yard area approx. 0.20 Hectares (0.5 Acres)**
- **Office Net Internal Area of 34.59m² (372ft²) or thereby**
- **Offers in the region of £15,000 p.a.x. are invited**

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LOCATION

DUMFRIES, with a population of around 37,500 persons, is the largest town in Dumfries and Galloway and is south west Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle, and occupies a strategic location at the intersection of the A75, A76 and A701 trunk roads. The A709 provides the shortest link to the A74 (M) motorway at Lockerbie, which is some 12 miles distant.

The property is located within the popular Catherinefield industrial estate, located off Catherinefield Road, with easy access to the A75, A701 and A709.

The estate is situated in an established industrial and commercial district, lying adjacent to Heathhall Industrial Estate.

Other occupiers within the estate include; Logoplaste UK, Browns Food Group, Express Bakery, MacDuff Fishing Fleet, Kellwood Engineers, Catherinefield Windows, Nithsdale Plumbing & Heating, James Gibson Roofing and Solway Print Limited.

DESCRIPTION

The subjects comprise a level lying concrete surfaced yard, partially segregated into bays by masonry walls. The yard is secured by concrete post and wire fencing together with brick walls. Secure access is provided by double metal gates. The yard also benefits from flood lighting.

Access to the yard is via a private entrance off the estate road with a dedicated parking area fronting the road, providing space for circa 15 vehicles.

Included within the yard is a fully operational weighbridge.

There is an office building of brick construction, with partial roughcast finish, surmounted by a flat roof. The accommodation within extends to two office rooms, a tea prep area and a wc.

PLANNING

The subjects are suited to a variety of uses, including the potential to convert the existing bays into lock-up workshops or stores. Interested parties are respectfully advised to make their own enquiries in relation to their intended use of the premises direct with Dumfries and Galloway Council.

SERVICES

The property is understood to connect to mains supplies of water and electricity, with drainage assumed to be to the main sewer.

Space heating and hot water in the office is provided by a closed fronted coal fire with back boiler to radiators.

AREAS

The yard is approximately 0.20 Hectares (0.5 Acres).

The net internal area of the office extends to 34.59m² (372ft²) or thereby.

RATING ASSESSMENT

RV - £6,000

We would draw your attention to the fact that any new tenant will have the right to appeal against the Rateable Value for a period of up to 6 months after acquiring an interest in the property.

VALUE ADDED TAX

Prospective tenants are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

RENT & LEASE TERMS

Offers in the region of £15,000 per annum are invited, with flexible lease terms available.

COSTS

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

