

RENT
REDUCTION

OFFICE / LIGHT-INDUSTRIAL

- > MODERN SEMI-DETACHED UNIT
- > DEDICATED PARKING, LOADING BAY & YARD
- > EASY ACCESS ONTO A75 BYPASS
- > OFFICE, TRAINING & WORKSHOP ACCOMMODATION
- > GAS HEATING, DOUBLE-GLAZING & SOLAR PV PANELS
- > GIA: 193.76 SQ.M. (2,086 SQ.FT.) OR THEREBY
- > ADDITIONAL MEZZANINE STORAGE
- > FLEXIBLE LEASE TERMS AVAILABLE

TO LET

UNIT 2, BLOCK 4, BROWNRIGG INDUSTRIAL ESTATE, DUMFRIES, DG1 3JU

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DESCRIPTION

The subjects comprise a single storey, semi-detached industrial unit together with a loading bay, three parking spaces and a dedicated storage yard.

The unit is of steel portal frame construction with solid concrete floor, concrete block infill walls and insulated composite cladding.

Vehicle access is provided by a metal roller shutter door, measuring 3.6m (11ft 9ins) wide by 3.6m (11ft 9ins) high. Windows are of double-glazed uPVC casement design.

The internal accommodation extends to the following:

- Reception Office
- Private Office
- Staff Room / Training Room
- Kitchen
- Male, Female & Accessible Toilets
- Warehouse / Workshop
- Mezzanine Storage

FLOOR AREAS

	m ²	ft ²
Ground Floor	193.76	2,086
Mezzanine	134.32	1,446
TOTAL	328.08	3,531

The above areas, which have been calculated by on-site measurements, are stated on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



LOCATION

Dumfries, with a population of around 33,000 is the largest town in Dumfries & Galloway as is therefore South West Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles north-west of Carlisle, occupying a strategic location at the intersection of the A75, A76 and A701 trunk roads. The A709 provides the shortest link to the M74 motorway at Lockerbie, which is some 12 miles distant.

The unit is located within Brownrigg Industrial Estate which lies on the western side of Brownrigg Loaning, near to its junction with Annan Road, providing a link to the A75 bypass and Dumfries town centre.

The bypass lies around 0.5 miles to the east whilst the town centre is approximately 2.0 miles to the west.

RENT, LEASE TERMS & SERVICE CHARGE

Rental offers around **£12,000 per annum** are invited.

A new lease is available on a Full Repairing and Insuring (FRI) basis for a flexible term incorporating a regular review pattern. Incentives are available, subject to the length of lease agreed.

The landlord will however arrange all external / communal maintenance and repair works, along with buildings insurance, a fair proportion of which will be recovered through a common service charge.

SERVICES

The unit is connected to mains supplies of water, gas and electricity. Drainage is to the public sewer.

Solar photovoltaic panels have been installed on the roof. The tenant will therefore benefit from reduced electric costs.

Space heating is provided throughout the office accommodation via a gas-fired boiler serving a series of wall mounted radiators.

RATING ASSESSMENT

RV - £13,800

PLANNING

We assume the unit benefits from Class 4 (Business), 5 (General Industrial) & 6 (Storage and Distribution) consent. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

VALUE ADDED TAX

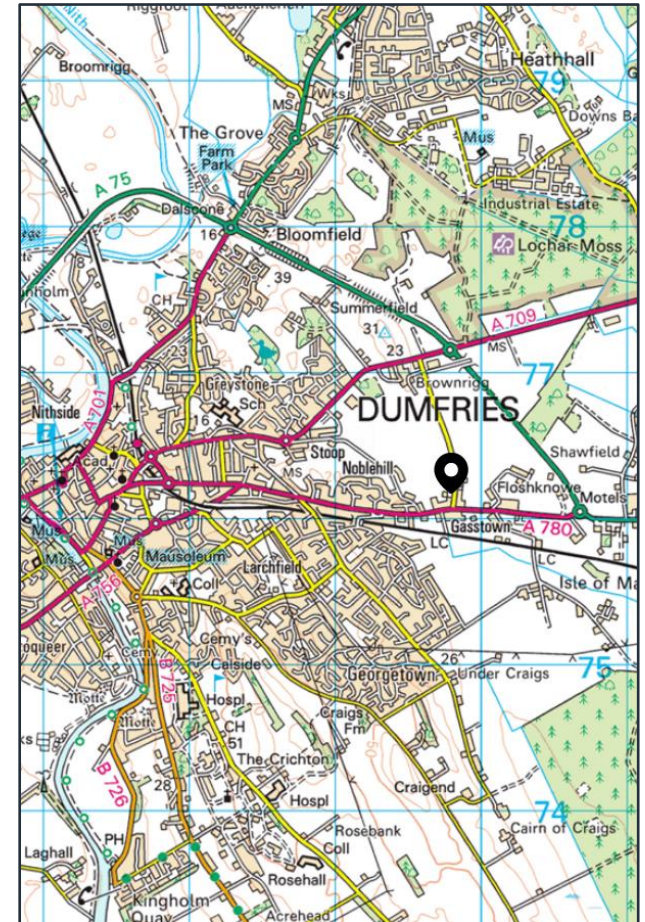
We are verbally advised that the unit is VAT elected.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant will be responsible for LBTT, registration dues and VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: C
A copy of the EPC is available on request.



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

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