

# Ryden.co.uk

## 0141 204 3838

130 St Vincent Street, Glasgow G2 5HF

**TO LET**

**MODERN FACTORY/WAREHOUSE**

**UNIT A, LOCHSIDE INDUSTRIAL ESTATE, DUMFRIES DG2 0HT**



- Established Business Location
- Part of Modern Complex
- Ground and First Floor Offices
- Ample Car Parking
- Secure Yard and Canopy Loading
- Close proximity to A76 & A75
- GIA: 3,962 sq m (42,642 sq ft)
- Flexible Lease Terms Available

#### **VIEWING & FURTHER INFORMATION**

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## LOCATION

Dumfries, with a population of around 37,500 is the largest town in Dumfries and Galloway and is south west Scotland's main shopping and administrative centre.

The subjects are situated within the well established business area of Lochside Industrial Estate, located off Irongray Road. This location is set a short distance from the A76 trunk road therefore providing excellent links to the national road network.

## DESCRIPTION

The building is of modern steel portal frame construction, with pitched roofs. The frame has been clad with smooth faced metal panelling to the front elevation. The side and rear elevations are clad with profile metal sheeting.

Natural daylight is provided to the office accommodation by UPVC casement windows incorporating sealed double glazed units.

Externally, the unit includes a dedicated car parking area to the front of the building, surplus parking/loading area to the side together with small secure compound as well as a fully secured rear yard. Part of the rear yard is covered by a permanent canopy which incorporates a delivery reception/foreman's office. Vehicle access internally is gained via metal roller shutter doors.

## FLOOR AREAS (APPROX GROSS INTERNAL)

<b>Main</b>	:	3,378.78 sq m (36,369 sq ft)
<b>Mezzanine</b>	:	186.42 sq m (2,007 sq ft)
<b>Canopy</b>	:	396.32 sq m (4,266 sq ft)
<b>Total</b>	:	<b>3,961.52 sq m (42,642 sq ft)</b>

## VALUE ADDED TAX

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating@ D59

## ENTRY

Entry is available immediately, upon completion of missives.

## SERVICES

The property is understood to connect to mains supplies of water, gas and electricity (3-phase). Drainage is understood to be connected to the public sewer.

## RENT & LEASE TERMS

Asking rent: £135,000 per annum.

The property is available by way of a new lease on a Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern. Incentives may be available depending on the length of lease.

## RATING ASSESSMENT

The RV is presently split, due to previous sub-tenancy, as:

Unit 1A - £38,900 | Unit B - £21,200

Re-assessment may be required.

## PLANNING

The property does however offer scope for a variety of commercial/ industrial uses, subject to obtaining the necessary consents. Interested parties are advised to make their own enquiries direct with Dumfries & Galloway Council - 01387 260199.

## 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 to any letting.

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