

Unit 7
Catherinefield
Industrial estate
Dumfries
DG1 3PQ



1,085 sq m
(11,679 sq ft)

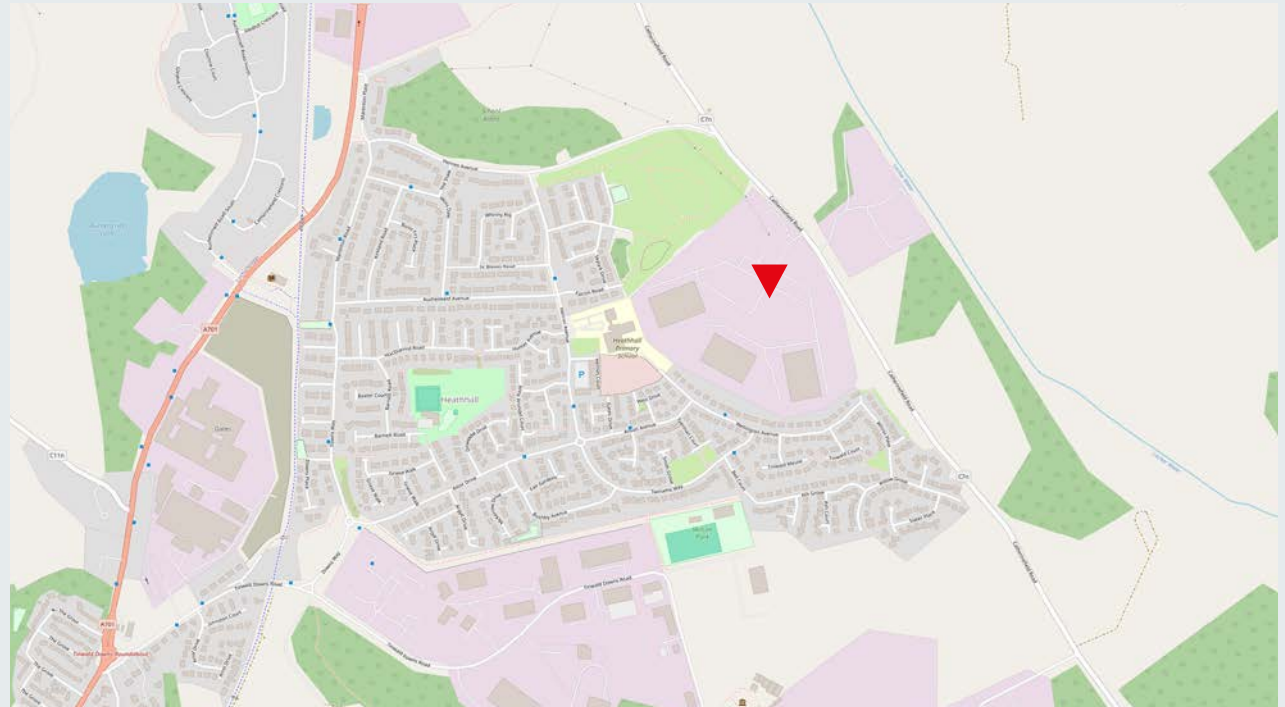
Property Details

- Established industrial estate, North East of Dumfries
- A75 and M74 road routes within a short drive time
- Detached workshop and office property with 3.9m (12'9") eaves
- Gross internal floor area 1,085 sqm (11,679 sqft)
- Potential to sub-divide into smaller workshop/office areas to suit
- Rent - £35,000 per annum for the full property
- Sub-divided rent details on application
- Potential for 100% rates relief if sub-divided

LOCATION

Catherinefield Industrial Estate is a well-established and sought after industrial location in the Heathhall area, to the north east of Dumfries in the Dumfries and Galloway region.

With nearby access on to the A701 and A75 roads, providing ready access to primary trunk roads and the motorway network, Catherinefield is well positioned to offer the following drive times:



Property Details

Dumfries	4 miles	10 minutes
Moffat (M74, J15)	20 miles	31 minutes
Gretna (M74, J22)	28 miles	39 minutes
Carlisle	36 miles	55 minutes
Glasgow	74 miles	1 hour, 23 minutes

DESCRIPTION

Unit 7 is a detached mixed workshop and office building of traditional construction with brick outer walls and a mix of pitched, slate clad and flat, felt clad roofs. The main wings of the building, which is the main workshop accommodation, have internal clearances of 3.9m (12'9"), or thereby

The accommodation is cellular in nature and whilst the building is available as a single entity, it is capable of being sub-divided to form a series of smaller workshops and offices to suit occupier requirements, with potential for a variety of uses subject to the necessary consents.

The building has shared car parking on its main elevation with additional parking and access towards the rear.

An indicative floorplan and a site plan are provided.

FLOOR AREA

The property extends to a gross internal floor area of 1,085 sqm (11,679 sqft), or thereby.

If sub-divided workshops are available from 103 to 284 sqm (1,109 to 3,056 sqft) and offices/potential leisure spaces, from 33 to 168 sqm (355 to 1,808 sqft), or thereby.

RATING

The property has five rateable values and an aggregate rateable value of £26,300, with each rated area qualifying for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.



Property Details

RENT

The unit is available as a single entity at a rent of £35,000 per annum on a new lease for a minimum five year term, on a full repairing and insuring basis.

Rental details for smaller sections of the property are available upon request.

EPC

EPC available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

DM HALL



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Make an enquiry

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