

# DM HALL

## To Let

Warehouse & Yard



Unit 9  
Catherinefield  
Industrial estate  
Dumfries  
DG1 3PQ

1,098 sq m  
(11,819 sq ft)

# Property Details

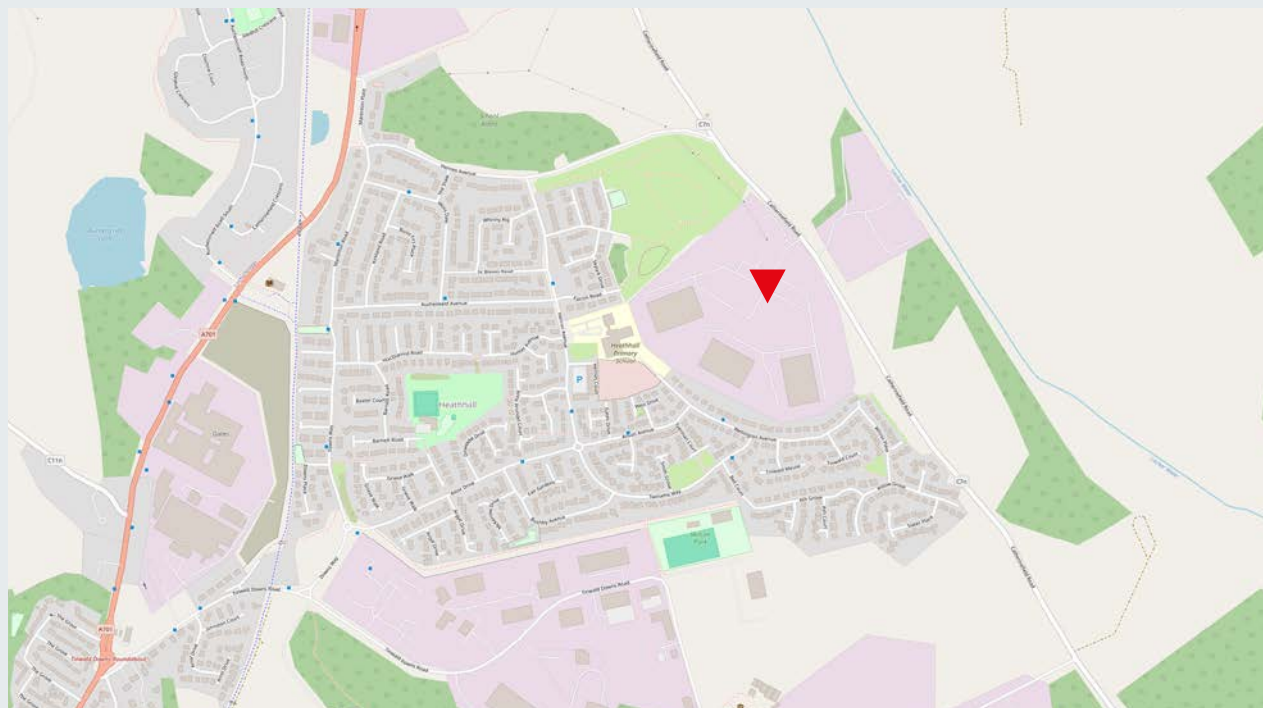
- Established industrial estate, east of Dumfries
- A75 and M74 road routes within a short drive time
- Detached warehouse property with 4m (13'1") eaves
- Gross internal floor area 1,098 sqm (11,819 sqft)
- Private, secure and surfaced yard
- Total site area 0.32 hectares (0.8 acres), or thereby
- Rent - £45,000 per annum

## 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:

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





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## DESCRIPTION

Unit 9 is a detached, steel portal framed warehouse with brick outer walls and having a vehicle entry door to its frontage. There is an interconnected, steel portal frame side extension, with a single storey office projection to the front elevation.

The building has ancillary accommodation over two floors within the main warehouse, including toilets, with a further two storey section in the extension, containing offices.

The property has an internal eaves height of 4m (13'1") and has two cranes on rollers accommodating loads of 2 tonnes and 5 tonnes. Lighting is via spot and strip lights with an oil fired, hot air heating system.

The warehouse has a secure, private yard area finished in concrete and hardstanding. There is detached steel framed and corrugated shed within the rear grounds.

An indicative site plan is attached.

## FLOOR AREA

The property extends to a gross internal floor area of 1,098 sqm (11,819 sqft), or thereby.

## RATING

The rateable value is £32,200 and the rates payable for the financial year 2024/2025, are in the region of £16,000.

## RENT

The units is available at a rent of £45,000 per annum on a new lease for a minimum five year term, on a full repairing and insuring basis.

## EPC

EPC available upon request.

## LEGAL COSTS:

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





# Property Details



## 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.



## Make an enquiry

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