

RENT
REDUCTION

OFFICE

- > MODERN FIRST FLOOR OFFICE SUITE
- > PRIVATE GROUND FLOOR ENTRANCE VESTIBULE
- > PASSENGER LIFT TO FIRST FLOOR LANDING
- > OPEN-PLAN & CELLULAR SPACE
- > ON-SITE PARKING
- > FLEXIBLE LEASE TERMS AVAILABLE
- > AVAILABLE AS A WHOLE OR AS INDIVIDUAL OFFICES
- > RENT REDUCED TO £12,000 PER ANNUM

TO LET

**FIRST FLOOR, FRANKLIN STEEL BUILDING, DUMFRIES ENTERPRISE PARK,
DUMFRIES, DG1 3SJ**

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DESCRIPTION

The subjects comprise a first-floor office suite forming part of a modern detached industrial unit. The building is of steel portal frame construction with insulated metal cladding. A large number of double-glazed windows provide a bright and airy workspace.

The suite benefits from a private ground floor entrance door and vestibule which is connected to the first floor landing by a feature staircase and passenger lift.

The internal accommodation extends to the following:

- Open-Plan Office with Conference Room / Training Rooms
- Managers Office
- Staff Kitchen
- Private First Floor Male & Female Toilets
- Shared Ground Floor Accessible Toilet

The conference room has a folding partition wall and can therefore be set up as a large meeting space or split into two training rooms or additional cellular office rooms.

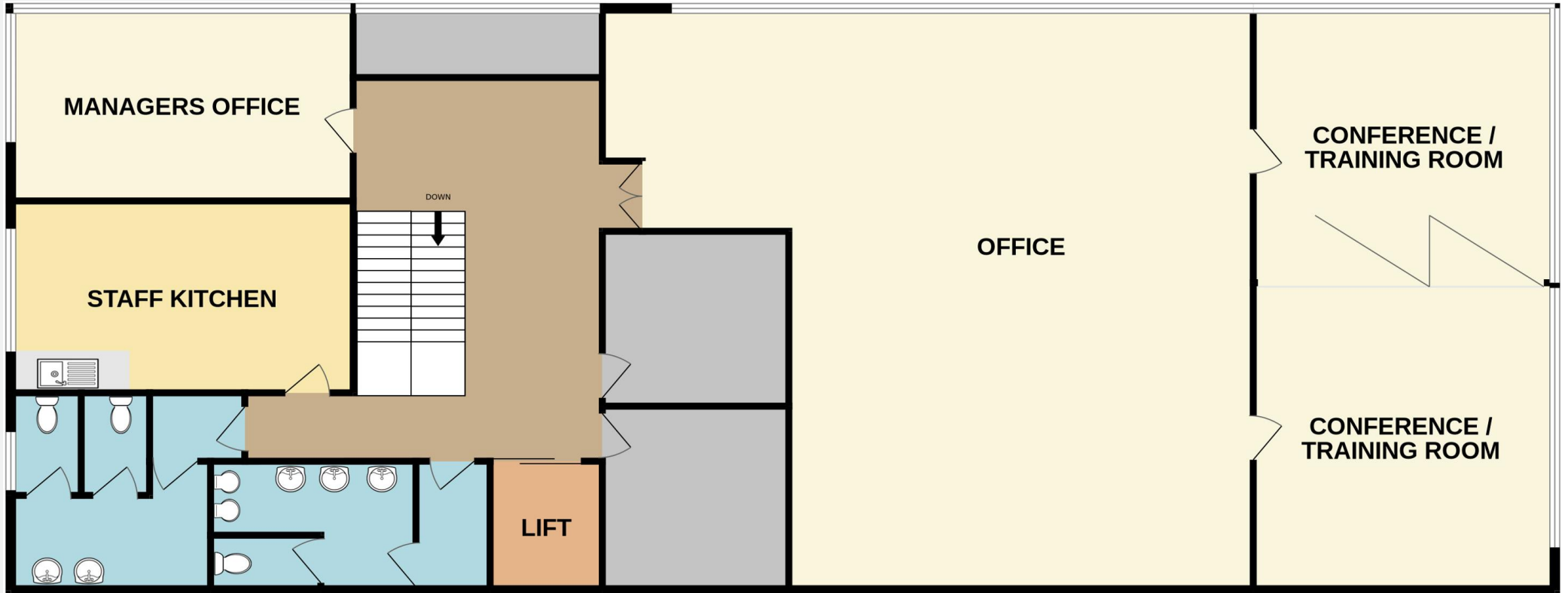
The suite has a mix of carpet and vinyl floor finishes, painted walls and suspended acoustic tile ceilings. The main areas benefit from data trunking and recessed floor boxes.

Private parking is available on-site.

FLOOR AREA	m ²	ft ²
First Floor	196.97	2,120

The above areas, which have been calculated from on-site measurements, are stated on a net 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 and 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 A74(M) motorway at Lockerbie, which is some 12 miles distant.

The property occupies a prominent position within Dumfries Enterprise Park, which lies on Tinwald Downs Road between Downsway Industrial Estate and Heathhall Industrial Estate.

The property benefits from good road links to the A75 bypass as well as the A701 and A709 trunk roads. Dumfries town centre lies approximately 2.5 miles to the south west.

Nearby occupiers include Farries Kirk & McVean, Equip4work, Derek Mitchell Electrical, Ashleigh, Rembrand Timber, Eurocell, Crossling, JCB, Lloyd Ltd, John Deere & Thomson Foodservice.

RENT & LEASE TERMS

Rental offers around **£12,000 p.a.** are invited for the whole suite.

Rental offers are also invited for the individual office rooms, which would result in the kitchen and toilets becoming shared facilities.

The suite / office rooms are available by way of a new Internal Repairing and Insuring (IRI) lease, for a flexible term. Incentives may be available subject to the length of lease agreed.

SERVICES

Mains water, electricity and drainage. Space heating is provided by a shared under floor air-source system.

Utility, heating and lift costs are recovered by a service charge.

RATING ASSESSMENT

RV - £20,400.

PLANNING

We are verbally advised that the property is registered for Class 1A (Professional) & 4 (Office) use. Alternative commercial use may be considered by the landlord, subject to Local Authority consents. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

VALUE ADDED TAX

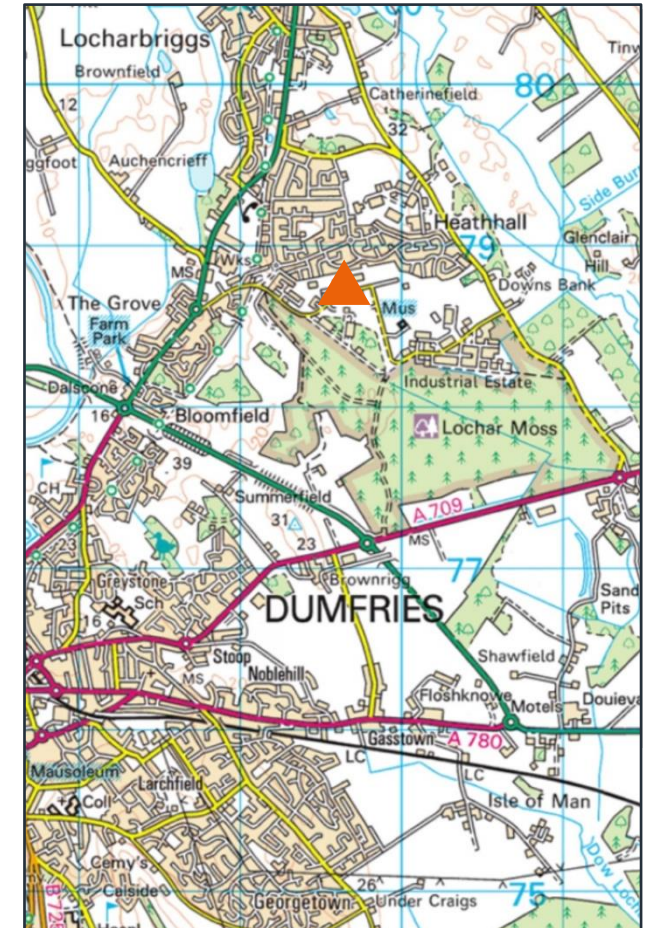
We are verbally advised that the property is VAT elected.

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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