

TO LET
INDUSTRIAL

 **GRAHAM
SIBBALD**



**Unit 3 Block 2 Dumfries Enterprise
Park, Tinwald Downs Road,
Heathhall, Dumfries, DG1 3SJ**

- Modern warehouse/trade counter unit
- Large secure yard and dedicated parking
- Good access to A75 and A74 (M)
- Maximum eaves height 9.68 m

LOCATION

Dumfries has a resident population of approximately 37,500 persons and is the largest town within Dumfries and Galloway acting as the main retail and administrative centre for the south west area. The town is situated approximately 75 miles south of Glasgow and 34 miles north west of Carlisle at the intersection of the A75, A76 and A701 trunk roads. The A709 provides a direct access to the M74 by the A75, A76 and A701 trunk roads 12 miles to the east.

The property is situated within Dumfries Enterprise Park, approximately 2.5 miles north east of the town centre and forms part of Heathhall business area.

Surrounding occupiers include a mix of national, regional and local businesses.



DESCRIPTION

The subject property was purpose built as a trade counter and distribution depot in 2008 and comprises of a single storey end terraced modern industrial unit of steel portal framed construction clad in profile metal cladding incorporating a substantial secure enclosed yard area and dedicated forecourt parking area.

Internally the unit is open plan in nature with office/trade counter area, staff room, kitchen, W.C. facilities and mezzanine storage.

ACCOMMODATION

Office / Trade Counter	30.91 Sq M	333 Sq Ft
Warehouse (Staff & W.C.)	550.49 Sq M	5,925 Sq Ft
Mezzanine	48.65 Sq M	524 Sq Ft
Total	630.05 Sq M	6,782 Sq Ft

RATEABLE VALUE

The current Rateable Value is £34,100.

The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.



VAT

The rental is quoted exclusive of VAT.

VAT is currently payable upon the rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE

Certificate available upon request.

QUOTING RENT

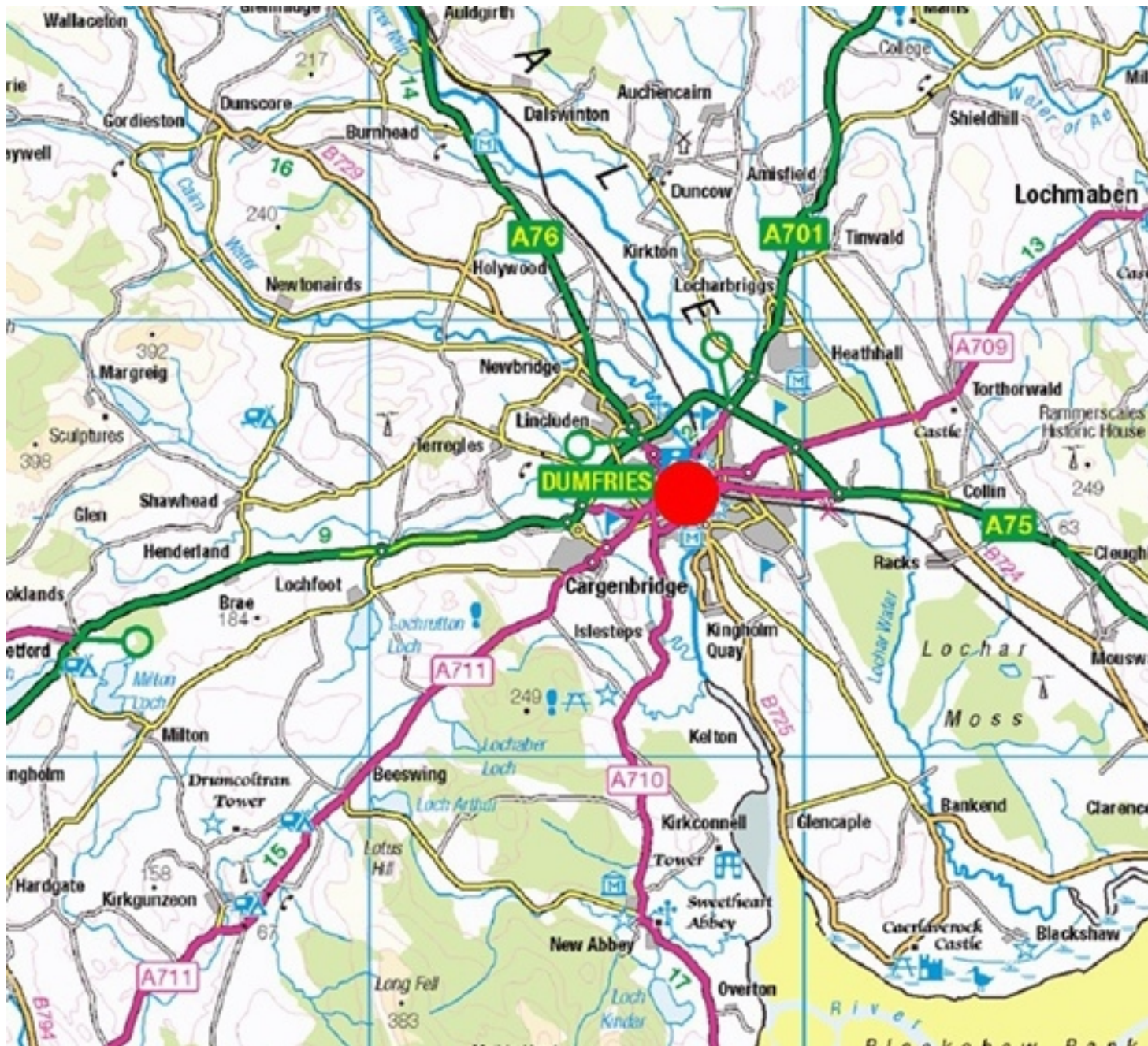
£34,000 Per Annum

TENURE

The premises are offered on Full Repairing and Insuring terms.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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ANTI-MONEY LAUNDERING (AML) PROCESS

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