

TO LET
INDUSTRIAL

 **GRAHAM
SIBBALD**



Holmpark Industrial Estate,
Minnigaff, Newton Stewart, DG8
6AW

- Modern open plan warehouse
- Trade counter/office accommodation
- External canopy storage
- Enclosed secure yard

LOCATION

Newton Stewart is situated approximately 48 miles west of Dumfries connected by the A75 trunk road. The subject property is prominently situated within the settlement of Minnigaff sitting off the B7079 New Galloway Road and forms part of Holmpark Industrial Estate.

More specifically, the unit sits at the southern position in a corner setting within Holmpark Industrial Estate. This is an established industrial location comprising a variety of detached, semi-detached and industrial trade counter properties, with associated yard space.

The industrial estate hosts a number of local, regional and national occupiers such as Galloway Heathers Plant Garden Centre, Galloway Seafoods Limited and other local occupiers.



DESCRIPTION

The building comprises a stand-alone unit contained within a single storey industrial building of steel portal frame construction, including timber purlins on the underside of the roof, clad in profiled metal panelling with showroom and first floor office accommodation. The site is bound by secure, metal palisade fencing on all sides.

The site also includes a dedicated enclosed secure yard area to the front, and common car parking/forecourt area which is tarmac-surfaced. Rainwater goods comprise uPVC gutters and downpipes together with a canopy to the eastern elevation which is open ended and is generally utilised for timber storage.

Internally, the accommodation at ground floor level has solid concrete floors throughout and walls of panelled construction which are plasterboard lined within the showroom area with the showroom also benefitting from a suspended grid style ceiling. The first floor office comprises office, kitchen, storage and WC and is accessed via an internal stairwell.

ACCOMMODATION

Ground Floor	699 Sq M	7,524 Sq Ft
First Floor	52.68 Sq M	567 Sq Ft
External Canopy	117 Sq M	1,259 Sq Ft
Total	868.68 Sq M	9,350 Sq Ft



RATEABLE VALUE

The current rateable value is £28,600.

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

£40,000 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.



