



**Annan Business Park,
Annan, DG12 6TZ**

To Let

Office/Business Space



- Self-contained business space/office suites
- Modern build
- Potential for 100% Rates Relief
- From 36.05 sq m (388 sq ft)

Location

The town of Annan is located approximately 16 miles south east of Dumfries on the A75 trunk road. Annan is also located only 8 miles west of junction 22 (Gretna) of the M74 motorway. The subjects are located to the north east of the town, on Stapleton Road. The slip road on to the A75 trunk road is located opposite.

Description

The new business space/ office units have been built to a high environmental specification and offer modern, flexible and open plan accommodation.

Floor Areas

The units extend to the following Net Internal Areas:

Unit 1: 36.05 sq m (388 sq ft)
Unit 5: 87.98 sq m (947 sq ft)
Unit 7: 37.07 sq m (399 sq ft)

All measurements are carried out in accordance with the RICS Code of Measuring Practice (6th Edition).

Rateable Value

The subjects are entered in the current Valuation Roll as follows:

Unit 1: To be assessed
Unit 5: £4,300
Unit 7: To be assessed

The current Uniform Business Rate for the financial year 2018/2019 is 48.0p per pound of Rateable Value excluding water and sewerage charges. Potential for 100% Rates Relief.

Town Planning

We are advised that the subjects benefit from Use Class 4 (Business) under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Rent

Unit 1: £3,000 per annum
Unit 5: £6,500 per annum
Unit 7: £3,000 per annum

Terms

Full Repairing and Insuring terms with flexible lease periods for the office suites.

VAT

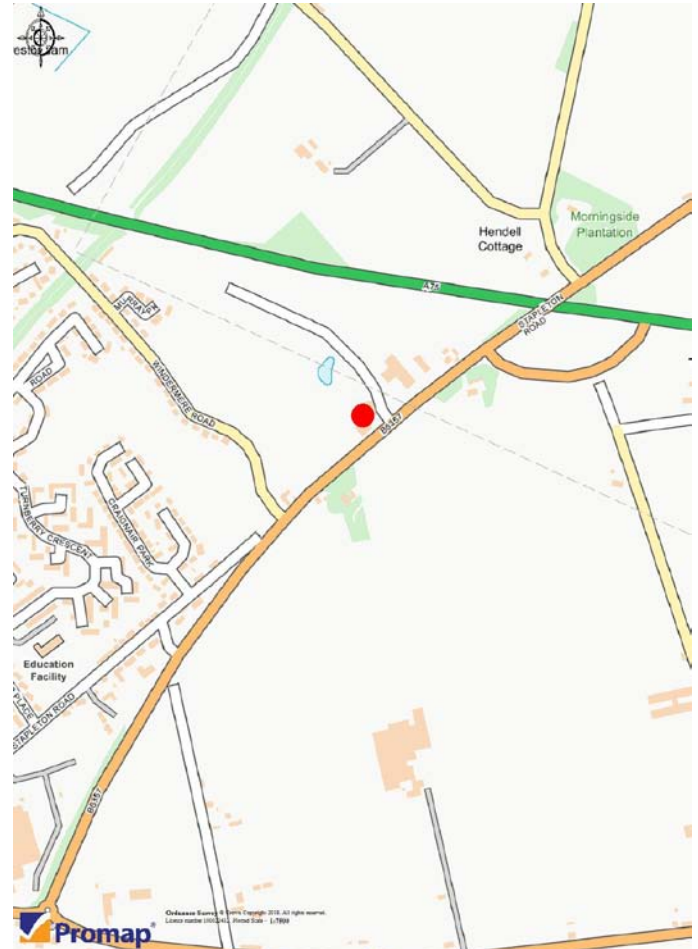
We can confirm that the rent will be subject to VAT.

Legal Costs

Each party will be responsible for meeting their own legal costs in respect of this transaction.

EPC Rating

Unit 1: C
Unit 5: B
Unit 7: B



Please read carefully

1. These particulars are intended as 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.
2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of publication: August 2018.



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