



TO LET

MODERN INDUSTRIAL & OFFICE PROPERTY

Dryfe Road, Broomhouse Industrial Park, Lockerbie, DG11 2RF

Excellent quality warehouse/workshop with 6 metre eaves.

Modern office extension with toilets & kitchen area.

2No. electric vehicle access doors.

2 tonne lifting crane in situ.

Plenty of car parking and concrete circulation yard.

Gross internal area of 772.64 sq.m (8,316 sq.ft), or thereby.

Warehouse of 6,500 sq.ft, Offices of 1,816 sq.ft.

Rental offers in the region of £40,000 per annum.

LOCATION

The property is situated to the north side of Dryfe Road, within Broomhouse Industrial Park, itself situated to the northern outskirts of Lockerbie Town Centre.

The location affords excellent access to Junction 17 of the M74 Motorway, which lies a short distance to the west.

The town of Lockerbie is situated around 20 miles to the north of the English border and forms part of the Dumfries & Galloway council area.

Lockerbie is well connected on the main trunk road network via the M74 and is also situated on the main railway line forming part of the West Coast mainline linking ultimately with Glasgow to the north and Carlisle & London to the south.

Various drive times and mileages are indicated within the table below:-

Destination	Mileage	Drive Time
Carlisle	30 miles	38mins
Glasgow	80 miles	1hr 15mins
Edinburgh	75 miles	1hr 30mins
Manchester	144 miles	2hr 25mins
Birmingham	223 miles	3hr 45mins

The approximate location of the subjects is highlighted on the attached plan.

DESCRIPTION

The property is a modern end terrace industrial warehouse of steel portal frame construction with an adjoining modern single storey office extension.

The warehouse is of steel portal frame construction, with double leaf brick and blockwork walls to dado height and a concrete slab floor. The property is externally clad with corrugated sheet paneling above dado level, beneath a pitched roof clad with corrugated sheeting.

The warehouse benefits from two large electronically operated roller shutter doors, offering vehicular access direct from the external yard and car park. There is a 2 tonne crane supported by steel frame and rails adjacent to the righthand vehicle access door. There is a small mezzanine storage space within the warehouse which extends into the roof void of the offices. There is excellent natural light to the warehouse offered via numerous translucent roof panels and artificial light is offered via wall mounted light fittings.

The offices have a separate personnel door, with an adjacent disabled access ramp, affording access to a small reception area, which leads to the offices, or to the toilets and kitchen facilities. A large open plan office is supplemented by two separate manager's rooms which would also be suitable for use as meeting rooms.

Externally, there are approximately 14 dedicated car parking spaces, accessed from the common circulation area.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), we estimate the property to have a gross internal area as follows:-

Warehouse	603.89 Sq.m	6,500 Sq.ft
Offices	168.75 Sq.m	1,816 Sq.ft
Total	772.64 Sq.m	8,316 Sq.ft

RATING ASSESSMENT

As the property currently forms part of a larger building, the rateable value shall require assessed on occupation of a new tenant.

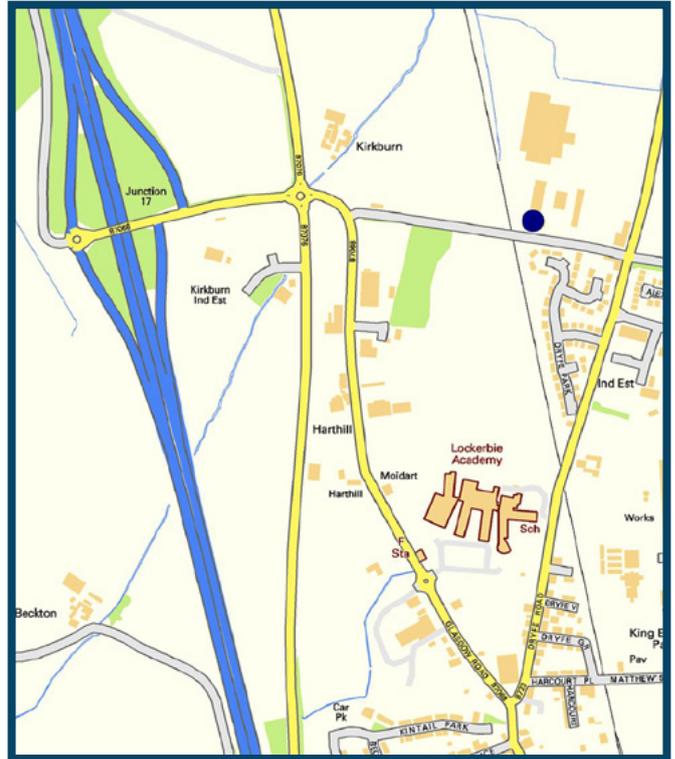
Please note that a new occupier has the right to appeal the current assessment within the first 6 months of occupation.

DISPOSAL TERMS

The property is available on a new Full Repairing and Insuring lease, at an asking rent of £40,000 per annum. Lease duration to be agreed.

VAT

All figures are quoted exclusive of VAT, where applicable.



ENERGY PERFORMANCE

The subjects have an EPC rating of D.

Sight of the Energy Performance Certificate can be provided to interested parties on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in formulating the lease documentation.

VIEWING & FURTHER INFORMATION

Viewings can be arranged strictly by contacting the sole letting agents, David Reid MRICS or Anthony Zdanowicz MRICS, of DM Hall LLP, 14 Newton Place, Glasgow, G3 7PY.

Tel: 0141 332 8615
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Anthony.Zdanowicz@dmhall.co.uk

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WSA961

IMPORTANT NOTE

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