DM HALL

To Let

Modern Warehouse/Workshop with Offices, Lockerbie



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

8,138 sq ft
(756.04 sq m)

- Established industrial location to the north of Lockerbie
- Close to J17 of the M74, and a short drive from the border
- Excellent quality warehouse/workshop with 7m eaves.
- 2 no electric vehicle entry doors
- 2 tonne lifting crane in situ
- Modern office extension with toilets & kitchen.
- Gross internal area of 756sq.m (8,138sq.ft), or thereby.
- Rental - £50,000 per annum.

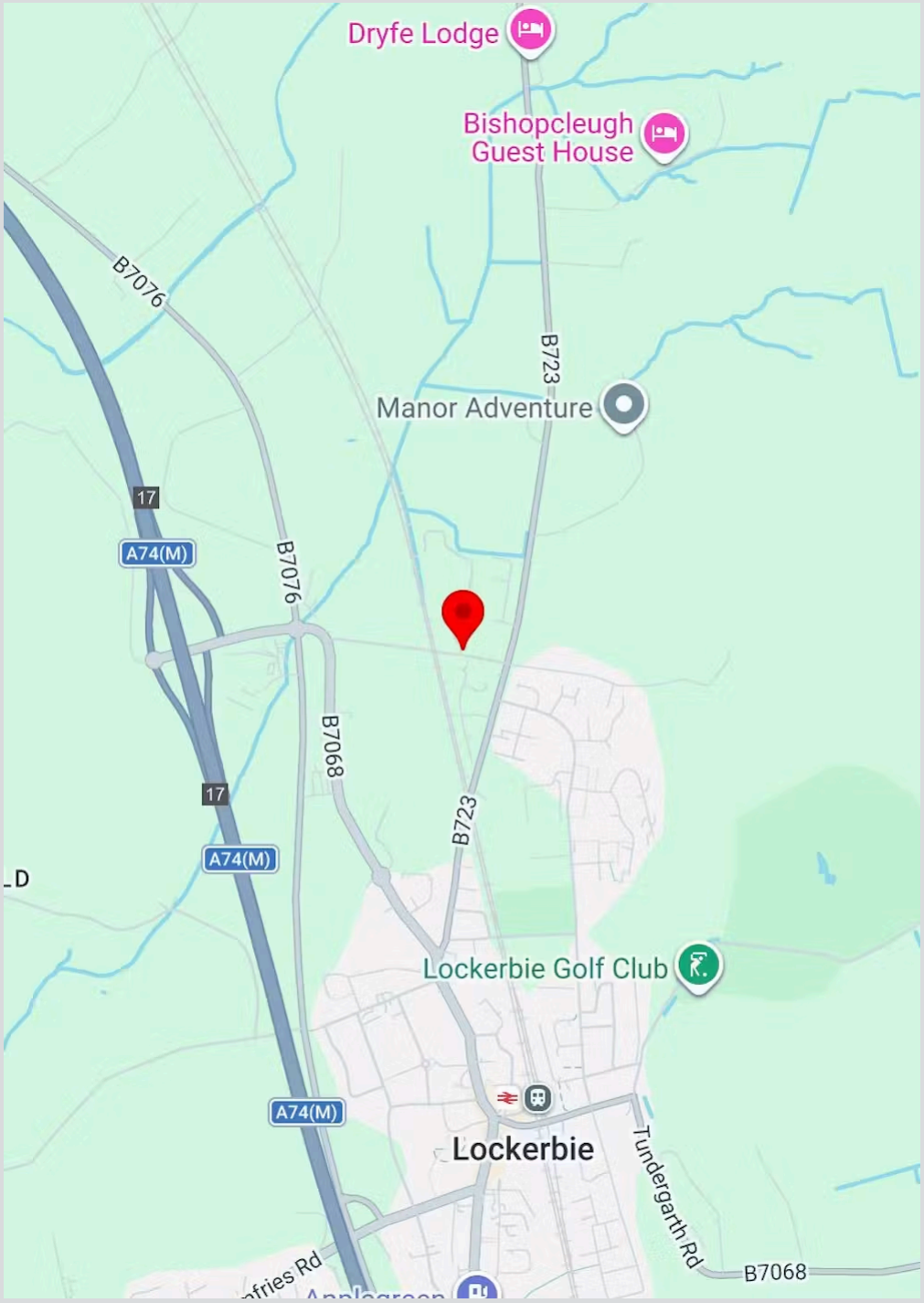
LOCATION

The property is on the north side of Dryfe Road, within Broomhouse Industrial Park, on the northern outskirts of Lockerbie, with junction 17 of the M74, a short distance to the west. Occupiers in the Park include PPML, Haas Tek and Finnie Heavy Haulage.

Lockerbie is around 16 miles north of the Scotland/English border and is in the Dumfries & Galloway region. The town is well connected to the trunk road and motorway networks and is also situated on the West Coast railway line linking Glasgow with The South.

The location is ideal for road traffic businesses affected by the Drive Time Directive, offering the following times and distances:

Dumfries (A75); 12 miles (24 mins)
Carlisle (M74/M6); 26 miles (37 mins)
Eurocentral Rail Terminal (M74); 63 miles (1hr 14 mins)
Glasgow (M74); 72 miles (1hr 19 mins)
Cairnryan NI Ferry Terminal (A75); 88 miles (1hr 58 mins)
Manchester (M74/M6); 143 miles (2hr 34 mins)
Birmingham (M74/M6); 219 miles (3hr 39 mins)



DESCRIPTION

The unit is a modern end terrace warehouse/workshop with an adjoining modern office extension.

The warehouse is of steel portal frame construction with a 7m eaves height, having two electric vehicle entry doors — one to a height of 5m - and has the benefit of a 2-tonne unloading crane on runners. There is a metal framed mezzanine offering additional storage.

The interlinking offices are well presented with a reception area and a reception office, a large open plan office, a boardroom, a private office, a kitchen and two toilet facilities.

Externally, there are approximately 4 dedicated car parking spaces, accessed from a common circulation yard.

The property has the following gross internal areas:-

Warehouse 567 sq.m (6,103 sq.ft)
Mezzanine 39 sq.m (420 sq.ft)
Offices 150 sq.m (1,615 sq.ft)
Total 756 sq.m (8,138 sq.ft)

The property is available on a new Full Repairing and Insuring lease, at an asking rent of £50,000 per annum, excluding VAT.

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

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.











NON-DOMESTIC RATES

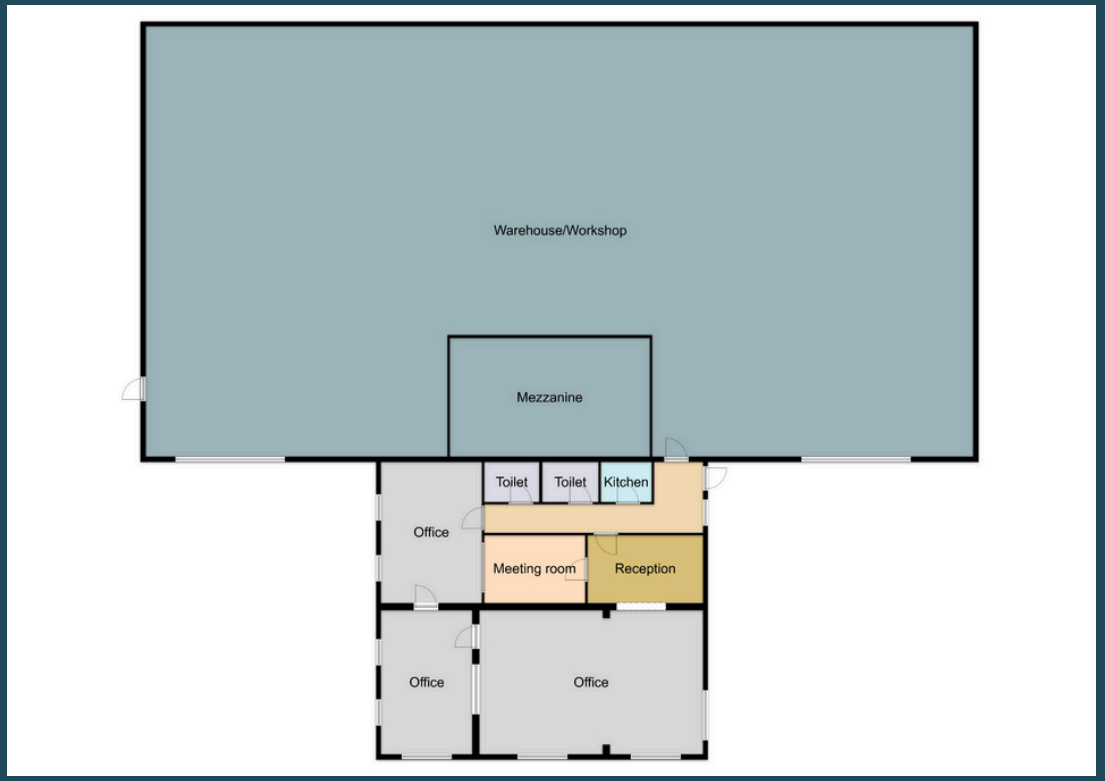
Rates Payable: £13,000 per annum

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

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Make an enquiry

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DM HALL

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