DM HALL

To Let

Warehouse/Workshop near J17, M74, Lockerbie



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

7,287 sq ft
(676.98 sq m)

- Established industrial location to the north of Lockerbie
- Close to J17 of the M74, and a short drive from the border
- Good quality warehouse/workshop with 4.85m eaves
- Electric vehicle entry door
- Gross internal area of 677 sq.m (7,287 sq.ft), or thereby.
- Rental - £30,000 per annum.

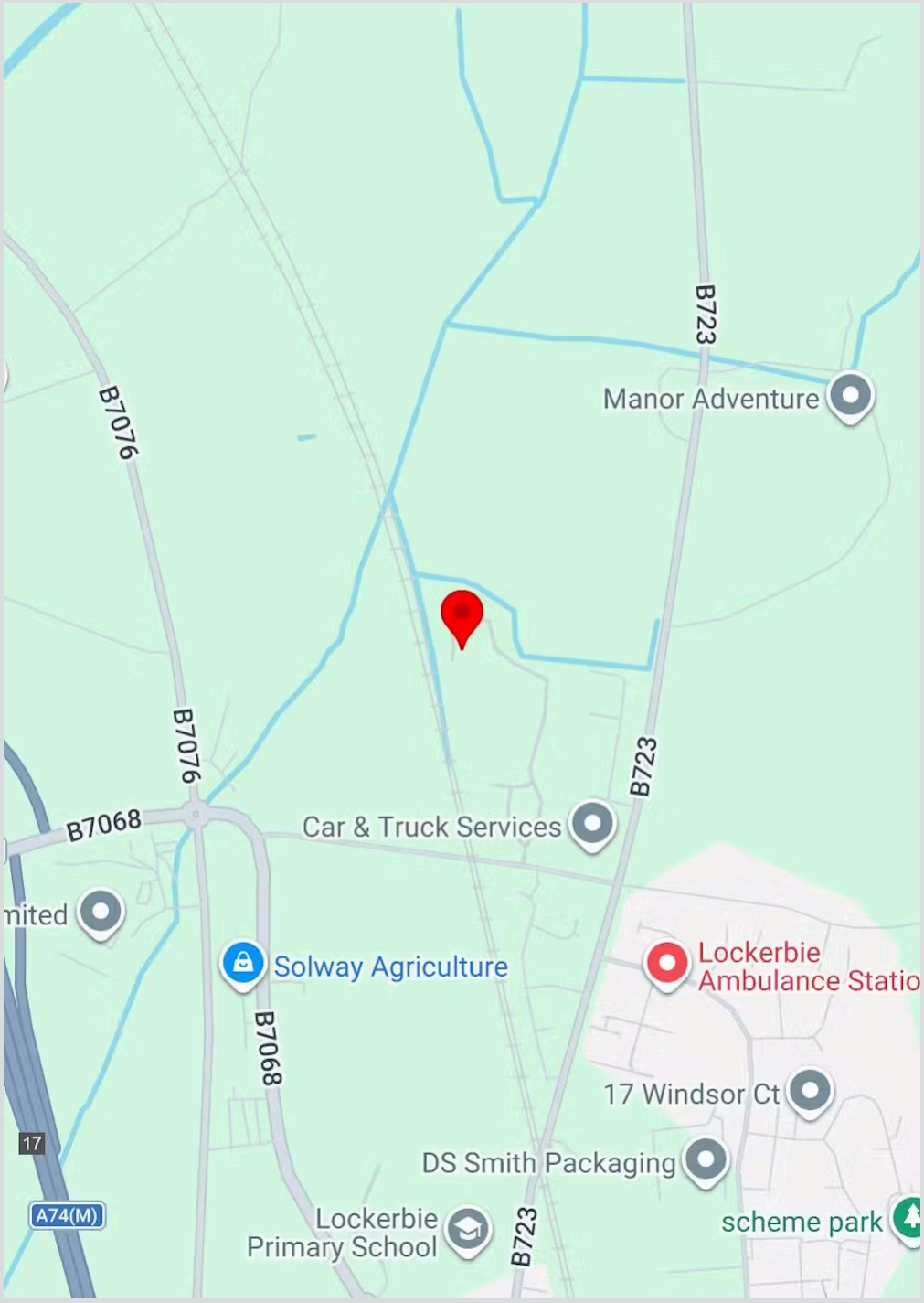
LOCATION

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 detached warehouse/workshop located to the rear of the site.

The property is of steel portal frame construction with a 4.85m eaves height to an apex of 5.75m and with an electric roller shutter vehicle entry door. There is a metal framed mezzanine offering additional storage.

The property has the following gross internal areas:-

Warehouse 618 sq.m (6,652 sq.ft)
Mezzanine 59 sq.m (635 sq.ft)
Total 677 sq.m (7,287 sq.ft)

The property is available on a new Full Repairing and Insuring lease, at an asking rent of £30,000 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: £9,100 per sq ft
Rateable Value: n/a

VIEWING & FURTHER INFORMATION

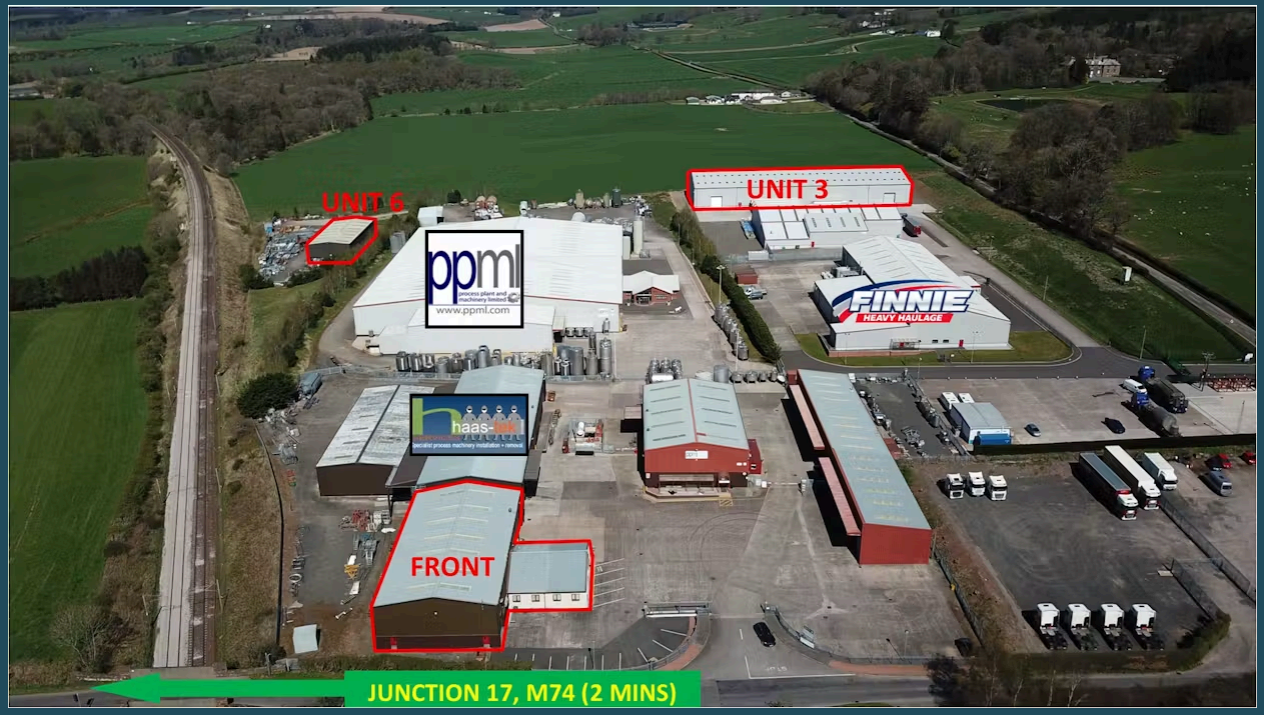
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

Anthony Zdanowicz
07768 031297
anthony.zdanowicz@dmhall.co.uk

DM Hall
Eldo House
Prestwick, KA9 2PB
01292 268055

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

DATE OF PUBLICATION: SEPTEMBER 2026