

TO LET

INDUSTRIAL

(Available from January 2027)

Nine newly constructed and
energy efficient units

Adjacent to A75 bypass

Prime trading position amongst
several national multiples

186.10m² – 250.70m²
(2,003ft² – 2,699ft²)

Electric vehicle doors
Double glazing

Eaves: 5.50m (18ft)

Rent on Application



GOOGLE MAPS



WHAT 3 WORDS



UNITS 1-9, SOLWAY GATE BUSINESS PARK,
DUMFRIES, DG1 3JN

CONTACT: Fraser Carson: f.carson@shepherd.co.uk

Robert Maxwell: robert.maxwell@shepherd.co.uk | 01387 264333 | www.shepherd.co.uk





Location

UNITS 1-9 SOLWAY GATE BUSINESS PARK,
DUMFRIES, DG1 3JN



A75
East to A74(M) / M6

A75
West to Cairnryan



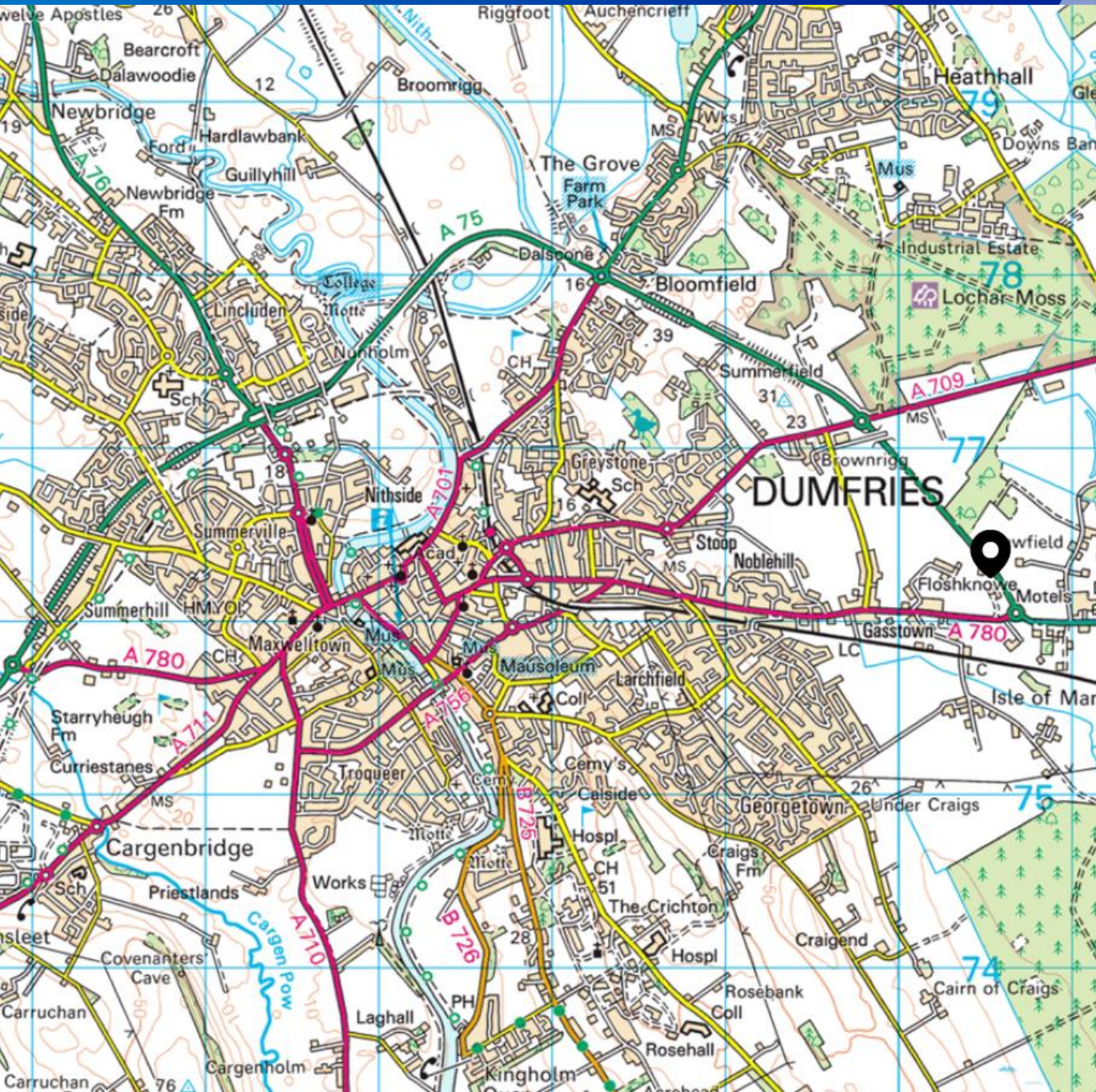
bbbodyrepairers
THE APPROVED BODYSHOP

Annan Road
To Dumfries Town Centre



Location

UNITS 1-9 SOLWAY GATE BUSINESS PARK,
DUMFRIES, DG1 3JN



Solway Gate Business Park occupies a prime position with near direct access to the A75 bypass, arterial town centre connectivity and public transport links.

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway as is therefore southwest Scotland's main shopping and administrative centre.

The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle, occupying a strategic location at the intersection of the A75, A76, and A701 trunk roads.

The A74(M) / M6 motorway is accessible via the A701, A709, and A75.

The A75 also provides an important connection to the Northern Irish ferry ports at Cairnryan.

The business park lies 200m north of Annan Road and is accessed via a turning lane junction around 100m from the roundabout intersection with the A75 bypass.

Neighbouring properties include an automotive body repair workshop, Premier Inn, McDonalds drive-through (under construction) and the expanding Brasswell Office Park with occupiers such as NFU, Wheatley Homes, and DVSA.

Other nearby commercial operators include Arnold Clark, Dumfries & Galloway Council, Shell, Starbucks, Greggs, and Travel Lodge.



Description

UNITS 1-9 SOLWAY GATE BUSINESS PARK,
DUMFRIES, DG1 3JN



The subjects comprise nine newly constructed and energy efficient units, arranged in two terraced blocks with dedicated loading and parking spaces.

The units are of steel portal frame construction with facing brick infills to dado level and insulated composite exterior cladding.

Natural daylighting is provided by translucent roof panels and double-glazed uPVC casement windows.

The internal eaves height is approximately 5.5m (18ft).

Access is via an electric vehicle door measuring around 3.0m (9ft 10ins) wide by 4.5m (14ft 9ins) high. The units are also served by separate personnel doors.

Artificial lighting is provided by LED lamps.

The welfare accommodation within each unit consists of an office / staff room and an accessible toilet.

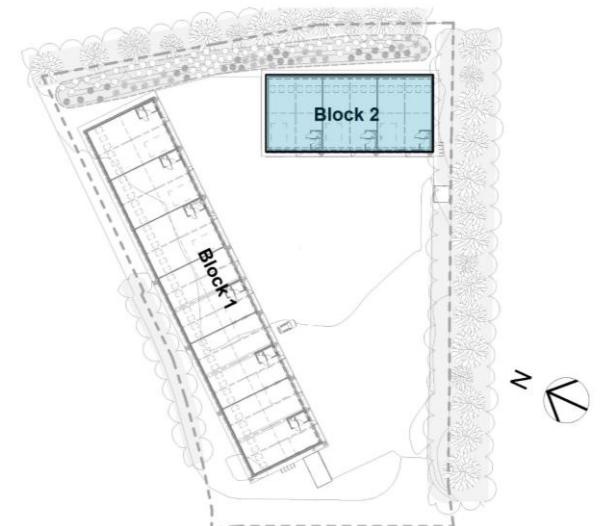
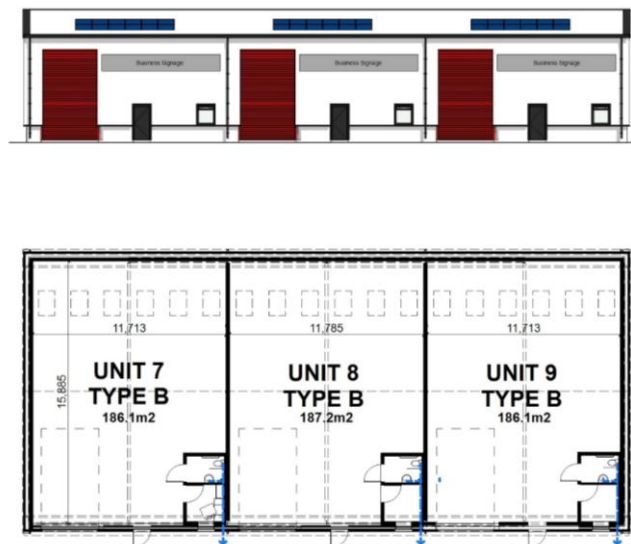
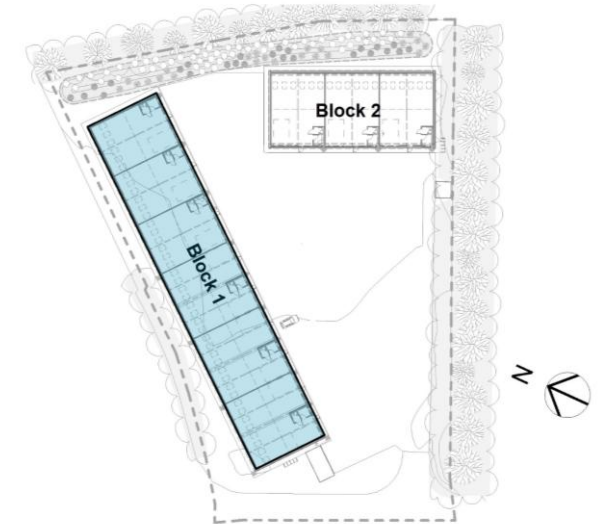
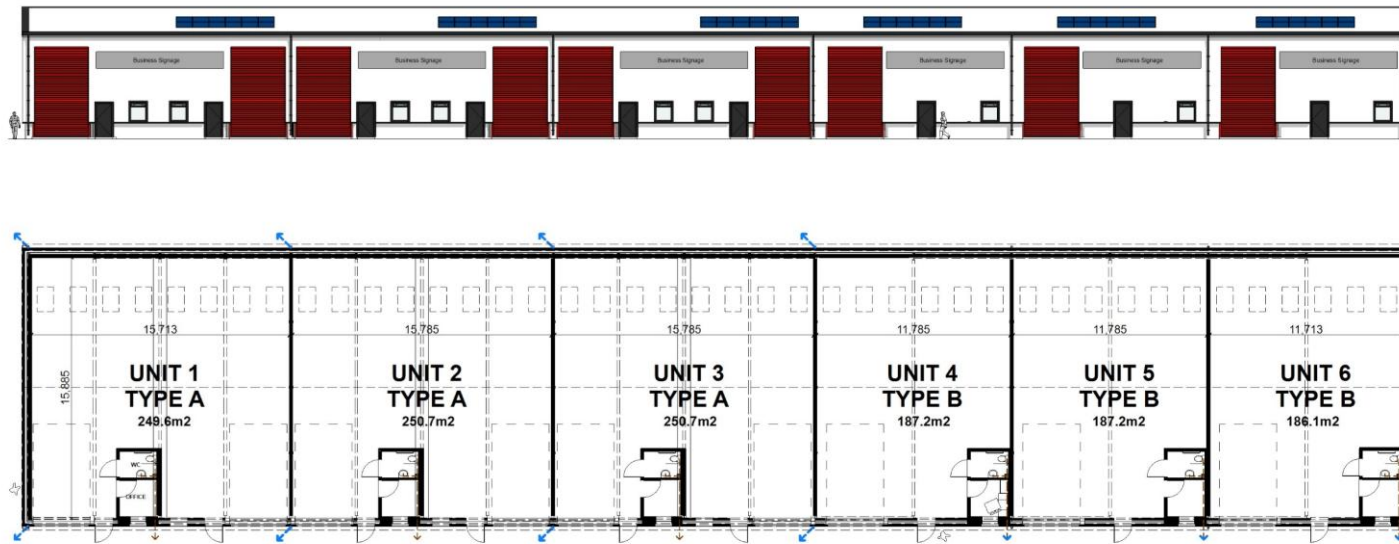
Unit No.	m ²	ft ²
Unit 1	249.60	2,687
Unit 2	250.70	2,699
Unit 3	250.70	2,699
Unit 4	187.20	2,015
Unit 5	187.20	2,015
Unit 6	186.10	2,003
Unit 7	186.10	2,003
Unit 8	187.20	2,015
Unit 9	186.10	2,003

The above floor areas have been obtained from annotated architects plans and are assumed to be stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



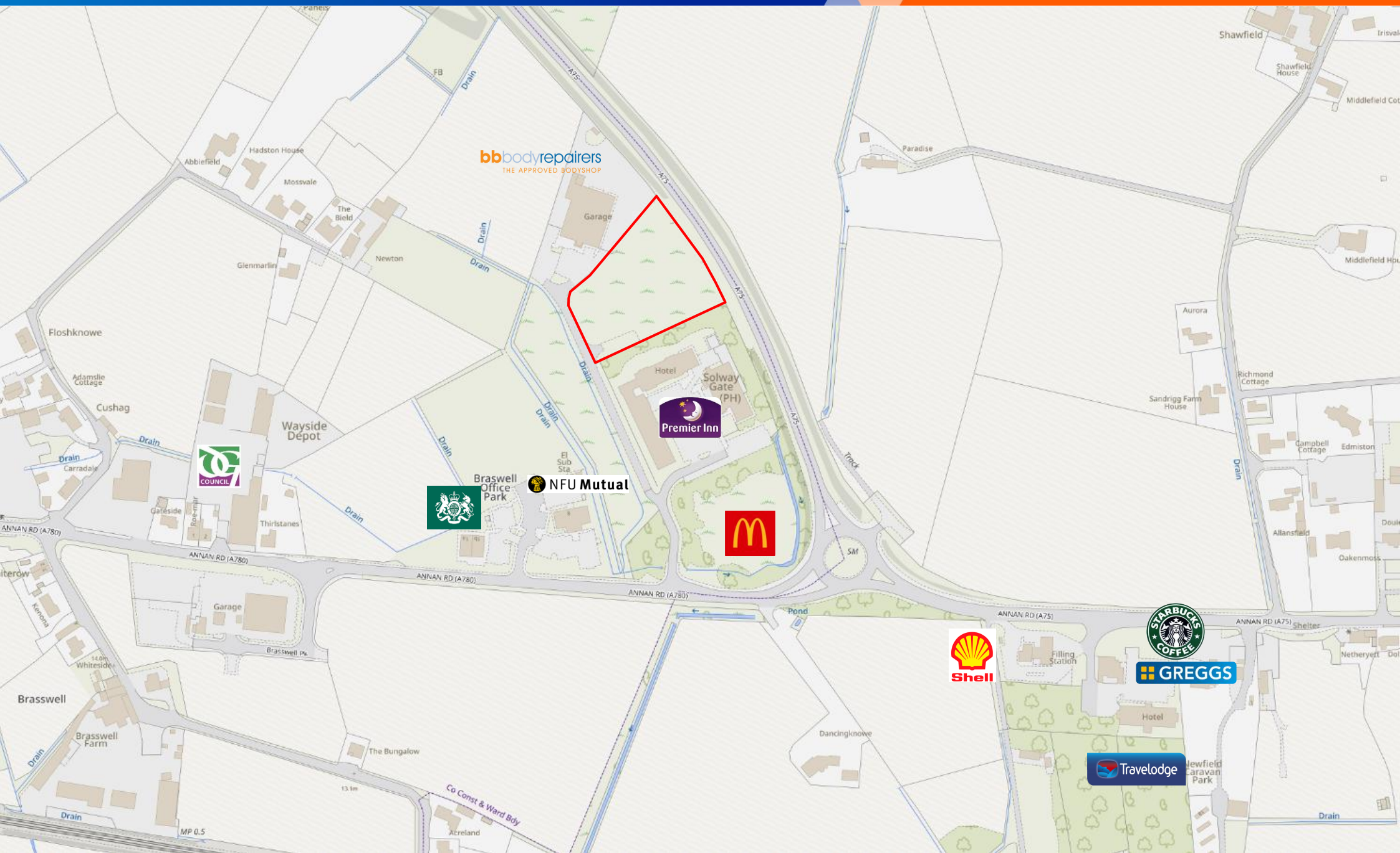
Floor Plans

UNITS 1-9 SOLWAY GATE BUSINESS PARK,
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Services

We understand each unit is served by mains water and electricity connections, with drainage into the public sewer.

The units benefit from reduced energy costs via solar photovoltaic panel arrays.

Rateable Value

The Rateable Value for each unit shall be assessed upon completion of the construction works.

Planning

We are advised the units benefit from a Class 5 (General Industrial) planning consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The units therefore also benefit from Class 4 (Business) and Class 6 (Storage or Distribution – up to 235 sq.m.) consent, under permitted change rules.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Rent & Lease Terms

Rent on application.

The units are available by way of a new Full Repairing & Insuring (FRI) lease, for a flexible term, incorporating a regular review pattern.

Rental offers will be considered on both single units and multiple adjacent units.

Value Added Tax

We are verbally advised that the units are VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The tenant will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

A copy of the EPC for each unit is available on request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Fraser Carson

f.carson@shepherd.co.uk



Robert Maxwell

robert.maxwell@shepherd.co.uk

Shepherd Chartered Surveyors

18 Castle Street, Dumfries, DG1 1DR

t: 01387 264333



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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