

OFFICE

- > GROUND FLOOR SUITE
- > SECURE ENTRY SYSTEM
- > DEDICATED CAR PARKING
- > AIR-SOURCE HEATING & ENERGY EFFICIENT BUILDING
- > HIGH SPECIFICATION & ACCESSIBLE ACCOMMODATION
- > FAST FIBRE BROADBAND CONNECTION
- > ROADSIDE FRONTAGE & ADJACENT TO A75 BYPASS
- > FLEXIBLE LEASE TERMS & INCENTIVES AVAILABLE



TO LET

GROUND FLOOR SUITE 1B BRASSWELL OFFICE PARK, DUMFRIES, DG1 3UE

CONTACT: Fraser Carson: f.carson@shepherd.co.uk | Robert Maxwell: robert.maxwell@shepherd.co.uk | Tel: 01387 264333

DESCRIPTION

The subjects comprise a ground floor office suite forming part of a larger two storey semi-detached unit, constructed in 2019.

The building has an attractive facing brick and sandstone external finish, double-glazed windows and a tiled roof.

Access is via a shared entrance hall which is secured by a two-way videophone entry system.

The suite provides a functional combination of open-plan and cellular accommodation, as per the adjacent layout plan.

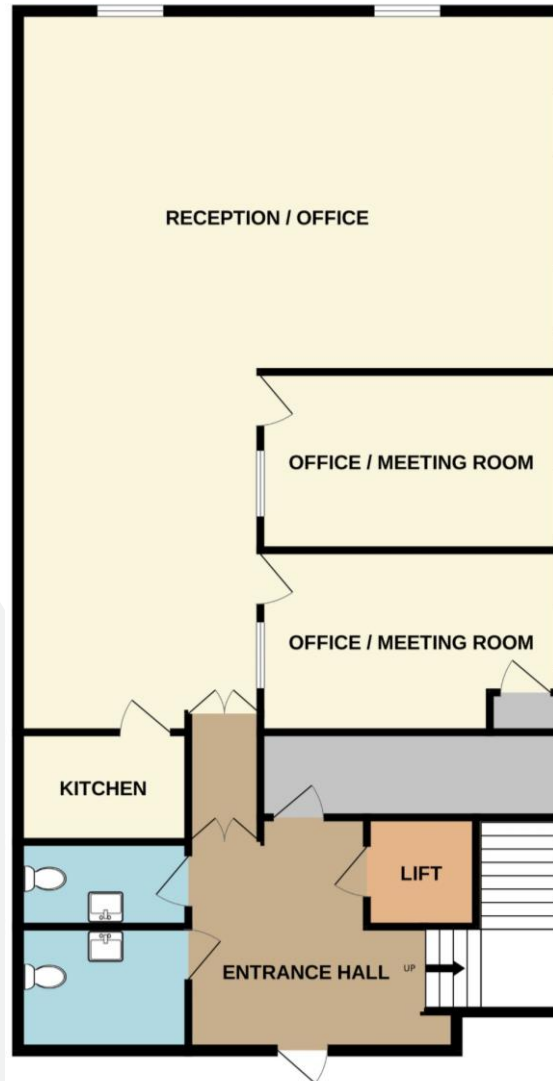
Internal finishes are to a high standard with raised floors and carpet / vinyl coverings, painted walls, suspended tile ceilings, good quality fittings and LED lighting.

Toilet facilities are shared with the first floor suite, although each suite has a dedicated kitchen.

Externally, there are a total of six dedicated parking spaces with the ingoing tenant also having use of common disabled spaces and overspill parking areas.

FLOOR AREA	m ²	ft ²
Ground Floor Suite	96.05	1,035

The above areas, which have been calculated from on-site measurements, are stated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.





LOCATION

Dumfries, with a population of around 33,000 is the largest town in Dumfries & Galloway as is therefore South West Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles north-west of Carlisle, occupying a strategic location at the intersection of the A75, A76 and A701 trunk roads. The A709 provides the shortest link to the A74(M) motorway at Lockerbie, which is some 12 miles distant.

The subjects are situated within Brasswell Office Park, a new high-profile development adjacent to the A75 bypass and with easy access into the town centre.

In addition to dedicated parking, the property also lies on a public bus route.

Nearby amenities include the Premier Inn, Table Table bar & restaurant, Travel Lodge, Starbucks, Greggs and Shell filling station, together with various supermarkets and retail parks.

RENT & LEASE TERMS

Rental offers around **£13,000 + VAT p.a.x.** will be considered.

Flexible lease terms and tenant incentives are available.

VALUE ADDED TAX

We are verbally advised that the property is VAT elected.

SERVICES & SERVICE CHARGE

Mains electricity, water and drainage.

The property benefits from air-source heating, provided by a series of ceiling mounted comfort control units.

Fast fibre broadband & BT Redcare alarm connections are available.

There is a service charge levied against the suite to cover common costs, health & safety items and site management. Further information is available upon request.

RATING ASSESSMENT

Rateable Value: £12,200

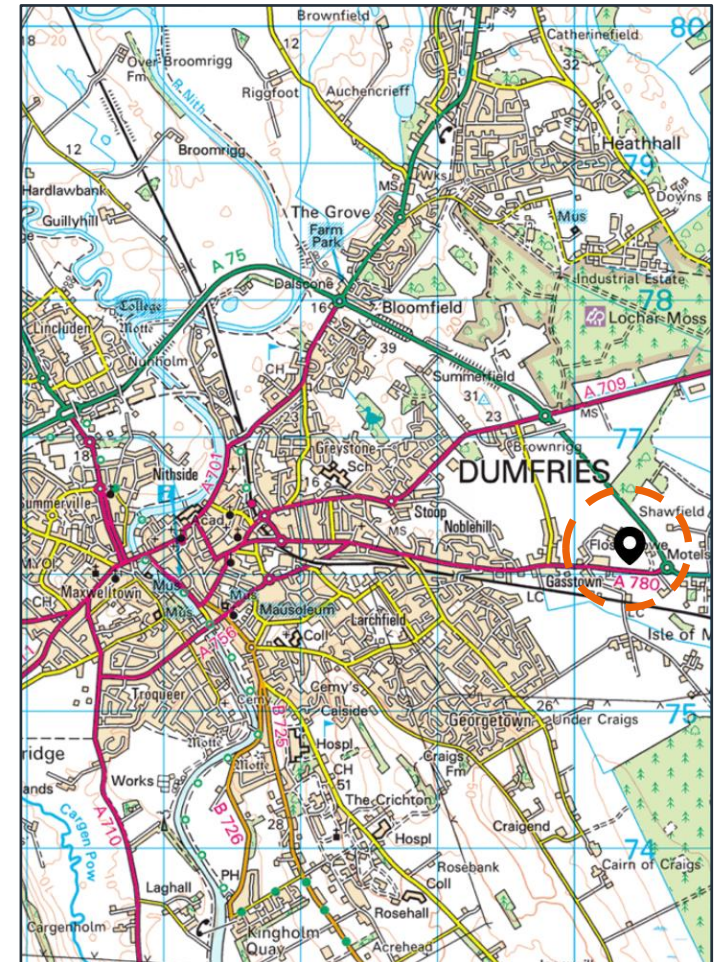
Further information on potential business rates relief can be found at <https://www.dumgal.gov.uk/article/15188/Business-rates-reductions-for-small-businesses>

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant will be responsible for LBTT, registration dues and VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: B
A copy of the EPC is available on request.



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

Shepherd Chartered Surveyors 18 Castle Street, Dumfries, DG1 1DR | 01387 264333
Fraser Carson | f.carson@shepherd.co.uk / Robert Maxwell | robert.maxwell@shepherd.co.uk

www.shepherd.co.uk

